



MONO LAKE COMMITTEE

P.O. Box 29
Hwy 395 and Third Street
Lee Vining, CA 93541

Phone (760) 647-6595
Fax (760) 647-6377

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DEC 19 2007
MONO COUNTY
COMMUNITY DEVELOPMENT

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Southern California Office

322 Culver Blvd.
Playa Del Rey, CA 90293

On the Internet

www.monolake.org
www.monobasinresearch.org

December 14, 2007

Mr. Larry Johnston
Mono County Planning Department
P.O. Box 347
437 Old Mammoth Road, Suite P
Mammoth Lakes, CA 93546

Dear Mr. Johnston:

Subject: June Lake Rodeo Grounds Environmental Scoping Comments

The Mono Lake Committee (MLC) is writing to provide scoping comments on the proposed June Lake Rodeo Grounds development project.

MLC is a non-profit citizen's group dedicated to protecting and restoring the Mono Basin ecosystem, educating the public about Mono Lake and the impacts on the environment of excessive water use, and promoting cooperative solutions that protect Mono Lake and meet real water needs without transferring environmental problems to other areas. Supported by 15,000 members, MLC has been active in the Mono Basin since 1978.

Thank you for the opportunity to submit comments during the scoping period for the Environmental Impact Report / Environmental Assessment (EIR/EA) for the June Lakes Rodeo Grounds project. As an organization, MLC's primary focus in regard to this project is issues related to water in the Mono Basin watershed. Therefore, our scoping comments will be focused on water – both water quantity and water quality.

Groundwater

The EIR must analyze and consider the effects of nearly doubling the population of June Lake and its water supply system. Groundwater extraction in the extended June Lake area could have adverse effects on the fisheries, riparian vegetation, wetland ecosystems, and stream and lake levels. In particular, MLC is very concerned about the effects on Rush Creek and ultimately Mono Lake.

Any groundwater extraction proposal should be studied for its *total* cumulative effects, and that includes planned improvements at the June

Mountain Ski Resort and associated water uses including proposed snow-making facilities.

Groundwater extraction can lead to surface water flow depletion and any extraction proposal should analyze the potential effects on surface water in the June Lake area. This is especially important given the recreational (and therefore economic) value that the streams and lakes provide in the June Lake area.

Water Quality Impacts

A development proposal that essentially more than doubles the current population of June Lake must analyze and address water quality issues including planned actions to maintain and monitor the existing water quality of the area. Analysis of the existing sewage treatment facility and assumed expansion of that facility must be included and specifically detailed. In addition, any construction for the expansion of the sewage treatment facility should be constructed and operating *before* the occupancy of any phases of the proposed development.

Storm water Runoff Issues

Given the proposed size and magnitude of this project in relation to the existing community, a thorough storm water runoff analysis must be completed. A significant increase in impermeable and paved surfaces replacing natural conditions will exacerbate the current runoff issues, especially given the slope and limited run-out area. Impacts to wetlands, riparian areas, fragile meadow habitat, and other natural landscapes must be analyzed for any potential adverse effects.

Wetland Protection

All existing wetland areas should be identified and avoided to preserve the natural landscape and preserve habitat values.

Recreational Impacts

An almost doubling of the current June Lake population most likely results in a significant increase in recreation in the June Lake area and therefore needs to be evaluated. Focusing primarily on water, an increase in

recreational motorized boating and fishing should be analyzed for any impacts to the water quality of the lake and stream system. In addition to forecasting the effects of increased use on the lakes, baseline water quality data should be collected and analyzed to be used as comparative tools in the future. Recreational use quotas may need to be considered in order to protect the existing water quality.

Water Supply

A Water Supply Assessment (WSA) is required for this project under SB 610 and must include 1) a 20 year-projection of the “public water system’s total projected water supplies available during normal, single dry, and multiple dry water years,” 2) an accounting of existing and future demand, and 3) an analysis of whether the system’s supplies will be sufficient to meet the additional demand of the project. If groundwater is part of the projected water supply, the WSA must state whether the groundwater basin has been adjudicated, whether the proposed project-related withdrawals will result in overdraft of the basin, and it must describe any efforts to eliminate any long-term overdraft in the basin.

Cumulative Impacts

Any improvements to the June Mountain Ski Resort and/or changes that are consumptive uses of water need to be analyzed concurrently with the June Lake Rodeo Grounds proposal because they are cumulative impacts to water supply and water is a finite resource.

Coordination with Los Angeles Department of Water and Power

The Los Angeles Department of Water and Power (LADWP) is the major water rights holder in the Mono Basin watershed. LADWP has obligations for the management of Grant Lake Reservoir and delivery of water to Rush Creek and Mono Lake. LADWP also has obligations for delivery of water to the City of Los Angeles. In MLC’s experience, it is extremely likely that there are water matters related to this project that are entangled with LADWP’s water rights. A process should be established with LADWP to identify those issues and address their impact on the project proposal.

Snow Making

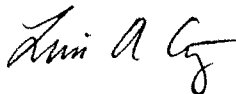
The proposed additional snow making operation is a consumptive use of water and therefore needs to be analyzed for its additional effects on water quantity and water quality. Snow making may have adverse effects on the natural environment and may include things such as the depletion of surface water flow or impacts to groundwater supply. In addition to water source impacts, impacts to air quality should be analyzed depending on the method used for producing additional snow. Also snow making is high energy consumptive operation and therefore renewable energy sources should be evaluated for this project.

Conclusion

Thank you for the opportunity to provide scoping comments on the proposed June Lake Rodeo Grounds project. We hope that these comments help to guide the very arduous environmental review process that lies ahead. The June Lake area is an environmentally unique and sensitive area and great care and concern should be employed when assessing the impacts of such a significant change to the landscape.

MLC formally requests that we be included on any future public communication related to this project and any materials and /or documents that are distributed as the project moves forward.

Sincerely,

A handwritten signature in black ink, appearing to read "Lisa Cutting".

Lisa Cutting
Eastern Sierra Policy Director

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DEC 17 2007

MONO COUNTY
COMMUNITY DEVELOPMENT

POST MARKED 12/14/07

RE: INTRAWEST RODEO GROUNDS / JUNE LAKE.

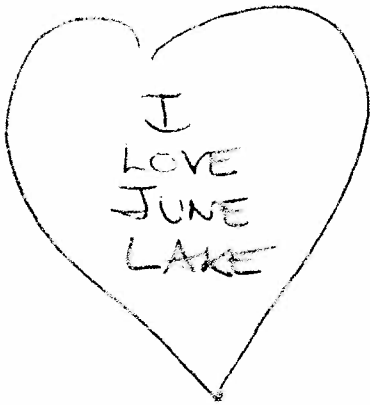
DEAR MONO COUNTY PLANNING DIVISION,

12/14/07

FOR THE CONTENTS OF THE EIR/EA, I AM
CONCERNED WITH THE LARGE SIZE OF THE
PROPOSED DEVELOPMENT. A SMALLER DEVELOPMENT IS O.K.

- UNSIGHTLY AND OUT-OF-CHARACTER BUILDINGS
IN OUR LITTLE JUNE LAKE COMMUNITY (A JEWEL!)
- POSSIBLE SERIOUS STRAIN ON MONO BASIN
WATER RESOURCES (WE WERE ALREADY REQUESTED TO
CONSERVE THIS PAST SUMMER)
- POSSIBLE UNACCEPTABLE NOISE POLLUTION
FROM ADDITIONAL POWER GENERATION (ELECTRIC)
- HUGE POPULATION INCREASE CANNOT BE GOOD
FOR OUR NATURAL RESOURCES OR OUR WILD ANIMALS.
OVER 2

THANK YOU FOR YOUR CONSIDERATION. WE
DO NOT WANT TO MAKE IRREVERSIBLE STEPS
IN "DESTROYING" OUR PRECIOUS JEWEL OF
A SMALL COMMUNITY.



BONNIE REINHOLD
HOMEOWNER } PERMANENT
RESIDENT OF JUNE LAKE.
Box 692
JUNE LAKE, CA. 93529
760-648-7124



☺ LET'S KEEP JUNE LAKE LOOKING LIKE THIS PICTURE!

DEPARTMENT OF TRANSPORTATION

District 9
500 South Main Street
Bishop, CA 93514
PHONE (760) 872-0785
FAX (760) 872-0754
TTY 711 (760) 872-0785

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MONO COUNTY
COMMUNITY DEVELOPMENT



*Flex your power!
Be energy efficient!*

December 14, 2007

Larry Johnston
Assistant Director of Community Development
Mono County Community Development Department
P.O. Box 347
Mammoth Lakes, California 93546

File: 09-MNO
NOP EIR/EA
SCH #: 2004042063

Dear Mr. Johnston:

Rodeo Grounds Specific Plan - Notice of Preparation for an Environmental Impact Report/Environmental Assessment (November 2007)

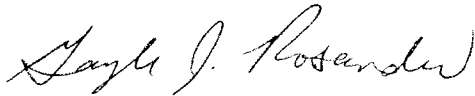
The California Department of Transportation (Caltrans) appreciates the opportunity to comment during the NOP phase for the proposed 90-acre Rodeo Grounds development at State Route (SR) 158 and North Shore Drive. We have the following comments applicable to environmental document preparation and the on-line 8/2/2005 Specific Plan (SP):

- A Traffic Impact Study is needed to address the commercial development of 40,000-sq ft and 833 residential/lodging units considering vehicles, bicycles and pedestrians.
- Analyze the SR 158/North Shore Drive intersection including safety, Level of Service, queuing, etc. Merited design improvements might include turn/acceleration lanes and could require additional right-of-way. (Caltrans right-of-way easement width varies and is 70-ft in this intersection area.) Correcting the geometry to a 4-way 90-degree intersection with the Ski Area parking must be considered for safety and streamlining of traffic circulation. The 1996 Permit (previously provided to you) issued to the County for the North Shore Drive connection to SR 158, states "The Ski area has agreed to realignment of their driveway to facilitate an operable functional intersection." Although a 4-way 90-degree geometry was envisioned, a roundabout could be considered. Ensure that pedestrian and bicycle route crossings are addressed at this intersection.
- Consider traffic scenarios due to scheduled winter closure and avalanche control closure of SR 158.
- It is commendable that accesses to SR 158 are limited to existing North Shore Drive and one proposed at the Road House that is aligned with the ski area parking. Determine the optimal Road House access design for connectivity with SR 158 and the ski area parking for safety, vehicle/pedestrian circulation (i.e. ingress/egress restrictions, turn lanes, signage, pavement markings, etc.). Pedestrian/bicycle access to the Road House should be provided from other resort areas.

- Address transit services. To ensure safety of users and through-traffic, stops should not be located along SR 158 (as shown on exhibit D). A stop at the Road House could be considered.
- Address construction phase circulation.
- Address snow removal/storage activities to ensure mobility and sight distance.
- Encroachment permits would be needed for SR 158 access and construction activities within State right-of-way with facilities built to Caltrans standards.
- No SR 158 parking will be allowed in the project vicinity.
- Ensure that development does not create additional stormwater run-off onto State highway facilities.
- The SP Vicinity Map (Exhibit A) should be corrected, replacing "US" 158 with "State Route" 158.
- SR 158 is more commonly called June Lake Loop, not Boulder Drive.
- Although SR 158 is eligible for Scenic Highway status, it is not officially designated. It could become designated via a defined legislative process if instigated by Mono County. (SP page 6.)

Please continue to forward project information. To avoid multiple mailings to Caltrans you may address future project information to "IGR/CEQA Coordinator" at the above address. We value a cooperative relationship with Mono County regarding traffic circulation. If you have any questions, I may be contacted at (760) 872-0785.

Sincerely,



GAYLE J. ROSANDER
IGR/CEQA Coordinator

c: State Clearinghouse
Steve Wisniewski, Caltrans

POSTMARKED 12/14/07

December 13, 2007

Larry Johnston
Mono County Community Development Department
Planning Division
P.O. Box 347
Mammoth Lakes, CA 93546

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DEC 17 2007
MONO COUNTY
COMMUNITY DEVELOPMENT

Attention: Intrawest Rodeo Grounds/June Lake Scoping

Dear Sir:

I attended the December 4, 2007 Environmental Scoping meeting regarding the Intrawest June Lake Rodeo Grounds Specific Plan. I came away feeling only partially satisfied with the scope of the planned environmental impact assessment. I felt the initial input by the community identified impacts that defacto cannot be mitigated as well as others that either may not be quantifiable or may be inadequately assessed due to study design deficiency.

Two examples (among others) of known impacts that cannot be mitigated are the visual change from undeveloped landscape to landscape with buildings and associated infrastructure, and an indeterminate amount of dislocation of the Casa Diablo deer herd migration pathways to Reversed Peak. The revelation that the County can allow an unspecified number of unmitigated impacts as well as use potentially flawed impact data, in addition to amending the General Plan to suite the developer is very disturbing as well as disappointing. Use of data developed elsewhere to assess local conditions should not be allowed.

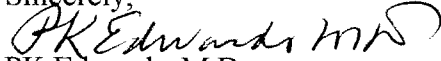
Examples of impacts that are subject to huge errors due to flawed study design are projected population density and air quality. It was alarming to hear the representative from PMC refer to using data from "similar communities" as resource material relative to these impacts. When it was pointed out that the time line for completing the assessment does not allow for a full year of monitoring to develop a June Lake Loop air quality baseline, the response that this study time will be shortened by use of existing data and/or data from similar communities was particularly disturbing, especially in light of the air quality problems in Mammoth Lakes. It would appear that the impact on air quality by development in Mammoth Lakes has either been incorrectly assessed in the EIR's, or the County has accepted environmental degradation in favor of development. I do not have gas heating. The electrical heating I have is the minimum required by the building code and it is not enough to heat my home. I use an environmentally friendly Vermont Castings wood-burning stove to supply heat during the cold winter months. I do not want to be told that as a result of the Rodeo Grounds development there will be days when I cannot use my stove. The reality is that there are no "similar communities". The air quality must be monitored in the June Lake Loop for at least one calendar year and related to a specific number of wood burning and other combustion sources. It should

also make allowance for the contribution of build out on the remainder of developable parcels in the community.

All the various environmental issues ultimately hinge on population density. Adequate assessment requires that forecast models be based on worst case scenarios. Maximum projected people at one time (PAOT) produced by the development is the most important relationship because it is the one most likely to sink the ship. It is obvious to those of us who have lived in June Lake for a number of years (48 for me) that the PAOT projections in the current General Plan based on estimated occupancy rates for various accommodation categories are grossly understated. In our down canyon neighborhood, 6 homes I am familiar with generate 35-50 people on any given weekend during the ski season. The General Plan predicts 15. Our home alone frequently has 8-10 and has had as many as 15. The reality is that the whole community functions as a "resort" and there is no limit, especially during the ski season, to the non-commercial contribution to the PAOT factor. There needs to be a new formula developed that takes this fact into account.

The Forest Service permit allows the ski lift at build out to be capable of handling 7500 skiers at one time. From the information contained in the Community Development Department letter of 11/14/07 it appears that there are actually 901 accommodation units being sought. This makes it obvious that the Intrawest Plan is based on providing accommodations for 7500 PAOT rather than on environmental constraints and an attempt to compliment the desired "June Lake of the future" as developed by 2 years of workshops by the citizens of the community. The Intrawest Plan, as presented, coupled with what I have actually witnessed in non-commercial accommodation usage, will overwhelm our community and its' fragile environment. Those of us who have lived in, loved, and provided the stewardship that has fostered the longevity of June Lake's unique persona, respectfully request that the Intrawest Plan be scaled down appropriately and that impact mitigations be strictly adhered to.

Sincerely,



PK Edwards, M.D.

111 Texas Street

PO Box 411

June Lake, CA 93529

And

2913 Surfrider Avenue

Ventura, CA 93001

To: Mono County Planning Department
Planning Division
P. O. Box 347
Mammoth Lakes, CA 93546

December 12, 2007

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DEC 17 2007
MONO COUNTY
COMMUNITY DEVELOPMENT

Subject: June Lake Rodeo Grounds Environmental Impact Report (EIR)

Reference: (A) Subject meeting December 4, 2007

I am herein submitting Environmental issues that shall be addressed by Mono County before the subject project is authorized:

1. **Emission/Greenhouse Gases CO2 Control:**
How will Mono County counteract causes of Global Warming and comply with new California laws on Emissions?
2. **Construction Schedule:**
The County shall require the Rodeo Grounds developer to fund and post a Bond guaranteeing that they will complete the Rodeo Grounds project within five (5) years from approval.
3. **Transportation:**
The developer shall be required to develop a detailed transportation plan for the development area, June Mountain Ski Area and community. The plan shall comply with new emission control laws, regulations and guidelines.

These transportation plans shall be long range 20 years in duration and approved by the community.

The EIR also needs to provide a credible analysis of all vehicle traffic, including that induced by increased visitation and growth. This estimate needs to include the service vehicles required for deliveries, snow clearance, and snow grooming, because of their high particulate emissions which contribute to the PM-10 burden.

4. **United States of America & Mammoth Mountain Ski Area Land Exchange Stipulations:**
Mono County shall enforce all stipulations, reservations and exceptions documented in all of the land exchange and environmental agreements for the Rodeo Grounds Area.
5. **Preservation of Scenic Views:**
Mono County shall enforce all land trade stipulations regarding ridgeline building and viewsheds. Resolution 89-98, was adopted by the Mono County Board of Supervisors January 10, 1989. Page 1, paragraph 6, states "Whereas, the proposed

exchange has excluded the environmentally sensitive Rodeo Meadow area and visually sensitive area within Gull Lake viewshed,”...

The proposed plan appears to ignore the above stipulation that prohibits building adjacent to Highway 158 and ridgelines that adversely affect view sheds.

It also appears that State and County regulations regarding Scenic Highways prohibit construction of buildings adjacent to scenic highways. These provisions also need to be enforced.

6. **Snow Storage:**

The proposed plan doesn't appear to earmark enough space for snow storage and will necessitate the need to utilize pollution creating vehicles to move and transport snow out of the immediate area.

An independent analysis of snow storage and disposal is needed. Reliance on snow removal, as opposed to storage, raises costs to the homeowners and the county and should be considered unacceptable. Inadequate access for snow removal implies that residents may be trapped without emergency access. The 100 year snowstorm should be used as a worst case.

7. **Parking Spaces:**

The proposed Rodeo Grounds plan does not provide enough parking especially for trailers for boats, snowmobiles, motorcycles, etc. The County shall enforce the 3 parking place per unit regulation authorized in the June Lake 2010 Area Plan.

8. **Public Review of Draft EIR and Specific Plan:**

I object to Mono County, after informing the public during numerous Citizens Advisory Committee meetings that the Public would have 90 days to review the Rodeo Grounds project plan, reducing the Public review schedule to only 60 days.

A project this large should be given extra time to review, especially when the County already committed to 90 days. I am not sure of the liability of the previous 90 day commitment?

I am also herein submitting Sierra Club, Range of Light Group, Toiyabe Chapter, Counties of Inyo and Mono, California P. O. Box 1973, Mammoth Lake, CA 93546 Rodeo Grounds EIR comments:

9. **Scenic:**

Any development in June Lake must preserve the unique scenery and rural atmosphere. The inclusion of urban and foreign, non-indigenous architecture and structures is entirely inappropriate and will detract from the economic viability of the community.

10. **Non Compliance:**

While I do not object to development of the Rodeo Grounds property in accordance with the plans developed by the citizens, this proposal represents a substantial deviation from these plans and will have substantially larger environmental impacts.

While the proposed plan pretends to comply with the existing General Plan and June Lake 2010 Area Plan, it does not in fact do so. We think that this plan should not be accepted or approved by the county, because it is misleading and opposed by residents.

Because the proposed does not comply with the approved plans and therefore should be denied, we believe that it will be to the proponent's advantage to withdraw and modify the plan at this time to avoid the cost and delay of environmental analysis of an unacceptable plan.

11. **Growth Inducing Impacts:**

The EIR shall estimate the impacts of growth induced by the project as well as those of the project itself. The EIR must provide predictions of population and other growth and sprawl using accepted sprawl models and suggest methods of preventing and mitigating such sprawl by conservation easements or other means.

12. **Visual:**

It is hard to believe that 90-foot buildings are either necessary or will be invisible. The project should not be noticeable when viewed from Oh! Ridge.

13. **Water:**

The draft plan shall be more specific as to the source of water. Analysis shall prove, not merely state, the existence of sufficient water without significantly affecting stream flows, lake levels, wetlands or ground water. Proponent is bound by the standards of SB 221, which requires proof of water resources before the project can be approved. Developer impact fees must be assessed for any needed increase in infrastructure.

14 **Ground Water:**

Aquifer characteristics are unknown in the June Lake area. A complete hydrogeological study must be done and realistic projections of recharge be done for drought, normal and wet years for a 20 year forecast. If groundwater pumping is used as a source of water, the depletion of the resource must be quantitatively estimated. Stormwater runoff from paved surfaces and roofs will infiltrate groundwater recharge. A first flush of pollutants has been seen from inclined tile and inclined polyester roofs and corrosion of drains release copper in sufficient quantities to potentially damage the groundwater and surface receiving waters has been noted by recent research.

Mono Lake Kutzadika^a Tribe

P.O. Box 237 Lee Vining CA 93541

POSTMARKED
12/14/07

December 14, 2007
Friday

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DEC 17 2007
MONO COUNTY
COMMUNITY DEVELOPMENT

TO: Attn: Scott Burns, Director
Mono County Community Development Department
P.O. Box 347
Mammoth Lakes, CA 93546

FROM: Charlotte Lange, Chairperson *Charlotte Lange by RO*
Raymond Andrews, President, Mono Lake Kutzadika^a Indian Community
Cultural Preservation Association *Raymond Andrews*

Subject: Scoping Comment: June Lake Rodeo Grounds
Proposed Specific Environmental Plan

Dear Mr. Burns, Director,

Thank you for the opportunity to comment during this scoping time, prior to release of the Draft Environmental Impact Report (DEIR).

The June Lake Loop area is within the traditional area of the Mono Lake Kutzadika^a Tribe. Within its historic time period the Tribe used the project site as a site for "The June Lake Indian Days" similar to the Yosemite Indian Days and the Bishop "Harvest Festival", tribal members from the surrounding tribes came to celebrate here. The June Lake Loop area has been used for various cultural "activities and events".

The Mono Lake Kutzadika^a Tribe and the Mono Lake Kutzadika^a Indian Community Cultural Preservation Association have some concerns regarding the Rodeo Meadows Development Project. After review of the project's "initial" documents we bring to your attention to California Government Code §65352.3 § 65562.5 (SB 18). Why aren't they addressed and incorporated within their documents.

The increased foot traffic surrounding the cultural site adjacent to the project site will be greatly impacted and possibly disturbed. "Accidental" human and cultural discovery is not addressed. No mitigation measures are presented? How will the project during initial surface surveying and groundbreaking activities include local Native American monitors?

The Tribe and the Preservation Association are concerned with impact this project is going to have on the movement of all species surrounding the project area. We see manmade safety precautions being addressed but what of the wilderness: i.e. bears etc.?

Water: Life Blood. What impact will this project have on the water resource for the entire June Lake Loop area all the way to the Mono Lake Basin. The underground water supply will be impacted greatly not only to the land and but also to the economics of the fishing industry of the entire Loop area. What of the wetlands? Presently, these are just a few of the concerns we have.

Should you have any comments or questions please do not hesitate to contact Charlotte Lange (at 938-1190), Mono Lake Kutzadika^a Tribal Chairperson or Raymond Andrews (at 873-8145), Mono Lake Kutzadika^a Indian Community Cultural Preservation Association, President/Tribal Liaison.

Larry Johnston

From: ken corathers [kcorathers@hotmail.com]
Sent: Saturday, December 15, 2007 8:58 AM
To: ljohnston@mono.ca.gov
Cc: Elizabeth Kenneday-Corathers
Subject: Intrawest Rodeo Grounds Environmental Impact Report/Environmental Assessment

Mono County Planning Division
Attention: Intrawest Rodeo Grounds/June Lake

Dear Sirs/Madams:

As a June Lake resident and property owner I am very concerned about the proposed Intrawest development at the Rodeo Grounds. I feel that the EIR must adequately address the following points before any progress can be made with planning/permits:

- 1) Impact to and adequacy of local infrastructure, ie. roads, public parks and parking areas, fire and police services, traffic congestion in and around June Mountain Ski area, pedestrian walkways and bike paths in the entire June Lake loop.
- 2) The effects of wells to supply water to both the Rodeo Grounds projects and increased snow making on June Mountain to water supplies to current homes, Gull Lake, Grant Lake, Silver Lake, Reversed Creek, Rush Creek, and Mono Lake.
- 3) The effect of the proposed project on the visual quality and rural character of the June Lake loop.
- 4) Protection of the old growth Jeffrey Pines (approx. 3 or 4 trees) in Area 1 that are roughly 350-400 years old and virtually non-existent elsewhere in Inyo National Forest except for the Indiana Summit Natural Area west of Bald Mtn.
- 5) Deer migration routes from down canyon areas over Reversed Peak and to June Mountain and Glass Creek areas.
- 6) Adequate protection for anthropological sites in Area 1 that may contain Native American artifacts.

In conclusion I would like to add that the scope of the proposed project relative to the neighboring community should be considered and the possibility that both hotels/condos and single family residences may not be possible or desirable. Thank you for considering my comments.

Respectfully,
Ken Corathers
PO Box 577
June Lake, CA 93529

Share life as it happens with the new Windows Live.
http://www.windowslive.com/share.html?ocid=TXT_TAGHM_Wave2_sharelife_122007=

Larry Johnston

From: Elizabeth Kenneday-Corathers [kenneday@csulb.edu]
Sent: Saturday, December 15, 2007 9:34 AM
To: ljohnston@mono.ca.gov
Subject: Intrawest Rodeo Grounds Environmental Impact Report/Environmental Assessment

Mono County Planning Division
Attention: Intrawest Rodeo Grounds/June Lake

I wish to express my concerns regarding the proposed development plans for the Rodeo Grounds in the June Lake Loop. I am currently a permanent resident of June Lake, and purchased my home on the basis of the character of the area. As local realtor Lynn Morton states in her advertisements, "June Lake is NOT Mammoth," and, while I am not opposed to development, I believe the proposal in its present configuration belongs in Mammoth and not June Lake.

The scope of the project is too large for the geomorphology of the Loop area. The attempt to combine hotel accommodations, single family homes, employee housing, eateries, etc., will require too many resources which are sought after by several contingencies.

These include, but are not limited to: water resources and quality, severe traffic congestion (the map of the proposal shows 4 roads connecting to North Shore Drive, three of which appear to cross it - this looks to become a driving nightmare when considering the additional traffic on Highway 158), negative impacts to the old growth forest area, deer migration routes, damage to possible Native American archaeological sites, and the negative aesthetic impact if not properly designed.

I wish to restate that I am not opposed to development, but I believe this project should be reduced in scope and scale to accommodate the resources and character of the June Lake.

Elizabeth Kenneday-Corathers
P. O. Box 577
June Lake, CA 93529

Alex PRINTING**FAX COVER SHEET**

621 W. LINE STREET • BISHOP, CA 93514

TO Mo City Cmty Dvlpmt Dept. ATTN Scott Burns FROM MONO LAKE TRIBEDATE 12-14-07 FRI FAX NUMBER (760) 924-1861 No. of Pages includes cover 2

FROM: Charlotte Lange 760-938-1190 Tribal Chairperson
Raymond Andrews 760-873-8145 Tribal Liaison
President: ML Kutzadika Indian Community Cultural
Preservation Assoc.

PHONE **(760) 873-8650**FAX **(760) 873-8615**



Mono Lake Kutzadika^a Tribe

P.O. Box 237 Lee Vining CA 93541

December 14, 2007
Friday

TO: Attn: Scott Burns, Director
Mono County Community Development Department
P.O. Box 347
Mammoth Lakes, CA 93546

FROM: Charlotte Lange, Chairperson *Charlotte Lange by re*
Raymond Andrews, President, Mono Lake Kutzadika^a Indian Community
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Proposed Specific Environmental Plan

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Water: Life Blood. What impact will this project have on the water resource for the entire June Lake Loop area all the way to the Mono Lake Basin. The underground water supply will be impacted greatly not only to the land and but also to the economics of the fishing industry of the entire Loop area. What of the wetlands? Presently, these are just a few of the concerns we have.

Should you have any comments or questions please do not hesitate to contact Charlotte Lange (at 938-1190), Mono Lake Kutzadika^a Tribal Chairperson or Raymond Andrews (at 873-8145), Mono Lake Kutzadika^a Indian Community Cultural Preservation Association, President/Tribal Liaison.

December 13, 2007

Stanley R. Bluhm
P.O. Box 176
June Lake, CA 93529

Larry Johnston, Principal Planner
Mono County Community Development Department

Subject: Scoping comments for the proposed Rodeo Grounds Project

Specific items that should be considered include:

1. The very sensitive areas on Forest Service land known as Gull Meadow immediately northeast of proposed area 3, and Rodeo Meadow immediately northwest of the proposed resort center, area 1, must be protected.
 - These areas are environmentally fragile, and must not be allowed to be damaged by either construction activities, or by the resulting increased human activity brought about by this development. Great care must be taken to prevent runoff and drainage of polluted or contaminated water into these meadows.
 - These meadows should not be closed off to the public, but provisions should be made to limit access to designated trails, and efforts made to prevent people from wandering over the meadows and causing damage.
2. The trails and pedestrian walkways, and the bicycle paths within the proposed development must connect to designated trails in the June Lake Trails Plan. Every effort must be expended to promote and facilitate non-motorized forms of transportation throughout the June Lake Loop area. The trail system should make it attractive and convenient for pedestrians and bicyclists to move about the area and to appreciate the views and natural surroundings without producing greenhouse gasses.
3. Public access to Forest Service lands adjacent to the proposed development must be guaranteed in perpetuity.
 - There is an existing road from Highway 158 to the Gull Lake fishing access, identified as FS route 02S93 on the June 2006 Route Inventory document. Access to this facility on the southwest shore of Gull Lake must be maintained by allowing unrestricted travel over the private streets of the proposed development.

Included in the land exchange documentation deeding the Rodeo Grounds property to Mammoth Mountain Ski Area in 1991 is a recorded document describing this route, and retaining its control by the Forest Service.

- There is a dirt road, FS route 02S102, that goes west from North Shore Drive and becomes a foot trail that leads to the snow ponds on Reverse Peak. Access from North Shore Drive to this road and trail must be maintained without restriction.
 - There is an established trail departing North Shore Drive just opposite FS route 02S102, then going eastward along the edge of Gull Meadow and connecting with FS route 02S93. The proposed development in area 4 should include an easement for this trail to pass through without restriction. This trail should also connect with FS route 02S621, or its realigned location to allow pedestrians to walk on public lands along the west and north shores of Gull Lake.
 - The dirt road, FS route 02S621, west of Gull Meadow, and roughly under the power lines, has historically been used as part of a walking route around Gull Lake. This trail should be retained in its present location, or perhaps realigned just east of the Rodeo Grounds boundary.
4. There is a small wetland at the northeast corner of Highway 158 and North Shore Drive, fed by a spring. Runoff from this area feeds into Reverse Creek. This wetland must not be damaged or contaminated by construction activities or resulting uses.
 5. Lighting for the proposed project should go beyond the requirements of the recently adopted dark sky ordinance. Experiencing the night sky without the glare of a city is one of the treasures of June Lake. It should be protected to the greatest extent possible.
 6. Many trees will likely be destroyed, either by cutting them down, or by damage to the root system as a result of grading and/or construction, or by the resulting traffic. This impact must be considered and mitigated.

Thank you for considering these items.

Sincerely,

Stanley R. Bluhm
760-648-7950, bluhms2@cs.com

cc: June Lake CAC
June Lake Advocates

To: Mono County Planning Department
Planning Division
P. O. Box 347
Mammoth Lakes, CA 93546

December 7, 2007

RECEIVED

DEC 13 2007

Subject: Public Comment Regarding the June Lake Rodeo Grounds Proposed Specific Plan Environmental Scoping MONO COUNTY
COMMUNITY DEVELOPMENT

Exhibits: (1) Letter to Bureau of Land Management, Edward Hastey, State Director, CA-23710, 5430, dated December 6, 1990 from Carl Tompkins, Director, Lands and Real Estate Management, page 2, paragraph (E)

Exhibits: (2) Land Patent 04-91-0013, Serial No. CACA 27483, Vol. 0577, page 183, dated January 24, 1991, signed by Nancy Alex, Chief, Lands Section California State Office, page 2, last paragraph

I attended the subject meeting on December 4, 2007, voiced several issues and herein submit my environmental related issues that I believe need to be included in the forthcoming Environmental Impact Report (EIR):

1. **Building Heights Limits:**

In general, the County Planning Division shall insist that the Rodeo Grounds developer comply with the specifics outlined in the June Lake 2010 Area Plan, the current General Plan and the June Lake Design Guidelines. These plans were developed by the Mono County Supervisor for June Lake, the President of the Citizens Advisory Committee, the Intrawest Vice President and numerous other community leaders and members. These plans were also approved by the Mono County Board of Supervisors.

Provisions of these plans, including building height limits of 35 feet for residential and 60 feet for commercial, shall be strictly adhered to. Additionally, the June Lake Coalition votes, also approved by the Mono County Supervisors, limited building heights to 60 feet.

It appears that the carefully designed building height limits contained in these plans are supported by both political and community members and shall not be compromised for a developer by the county.

2. **Historic Site:**

The Rodeo Grounds is a historic site where both Native Americans and later, early settlers, convened rodeos and fandangos in the adjacent meadow and hillside areas.

The planned Rodeo Grounds project, although not directly in the old rodeo arena, because of its close proximity, poses a serious threat to the historic well being of this sacred place.

Major precautionary efforts need to be designed to protect this area from destruction and possible future sanctuary or exploration.

3. **Aircraft/Helicopter Safety:**

The June Mountain Ski Area parking lot is utilized as a heliport for training and rescue efforts. Adjacent high buildings and the proposed over-the-highway gondola may pose serious safety issues for airport landings and take offs and needs to be reviewed and approved by the Federal Aviation Authority. This issue was presented by a member of the Citizen Advisory Committee last summer.

4. **Public Access to Gull Lake:**

Assure compliance with exhibit (1) and (2) that states "Reserving of the United States and its assigns, a right-of-way for an existing road known as Gull Lake road, Forest Service number 2S35... and runs toward Gull Lake."

The United States and the public have been guaranteed access to Gull Lake in accordance with exhibits (1) and (2).

5. **Construction Caused Road, etc. Damage:**

I am aware of law suits, like one at Copper Mountain, Colorado, wherein the developer promised to repair all damages resulting from construction and then reneged. The County shall take proactive precautions to prevent possible costly future suits.

I suggest that the developer will be required to fund an assurance type bond in the amount of at least \$20 million before the project is approved to cover all, after constructions repairs.

6. **Construction Worker Housing:**

Where will all of the construction workers be housed? According to the developer, construction will take between five and fifteen years. Provisions need to be arranged to provide for this tremendous increase in workers on the immediate area and all services.

7. **Hospital:**

With a development project this large, what is the plan for hospital and emergency care for a larger population?

8. **USFS Land Access:**

In addition to paragraph (4) above, the public shall be granted right-of-way access to other historic trails to the Gull Lake area and to the Snow Ponds on Reversed Mountain starting on the northwest portion of the Rodeo Grounds property.

9. **Quantity of People/People at One Time (PAOT):**

I have heard a PAOT of 2,600 to 7,400 for the Rodeo Grounds project. Considering the small population, of approximately 500 people, in June Lake, and given the delicate limited resources throughout the June Lake Loop, these tentative quantities appear to be significantly too high for this area. The county shall evaluate the quantity of people that the Loop can accommodate without destroying Loop resources. Additionally, there is a lot of new construction both in process and planned for available property. These calculations need to be incorporated into the entire buildout calculations.

10. **Sewage Impact On Mono Lake:**

The County shall conduct an analysis to determine the impact of increased processed sewage on Mono Lake. It is well known that Mono Lake has no outlet or flowing water that would help filter grey water.

11. **Sewage Expansion Impact On Paiute Gravesite:**

I understand that there is a Paiute Gravesite located adjacent to the existing sewage line in the general proximity of the sewage plant area. This line will undoubtedly need to be enlarged to accommodate planned buildout and the Rodeo Grounds project.

Native American involvement and authorization shall be obtained prior to and during any surface or sub-surface ground-disturbing construction.

12. **Financial Impact to Property Owners:**

The County shall guarantee, in writing, that no costs; utility, taxes, etc. will be levied on property owners to cover any expenses caused directly or indirectly by the Rodeo Grounds developer or development.

13. **Legal Liability:**

What is the legal liability of the Mono County Planning Division, Mono County Supervisors or other government personnel who approve Rodeo Grounds project parameters that are not consistent with the June Lake 2010 Area Plan, General Plan or the June Lake Design Guidelines?

14. **Future Legal Liability:**

What is the legal liability of the Mono County Planning Division, Mono County Supervisors or other government personnel who approve Rodeo Grounds project parameters that cause degradation of the June Lake Loop stream and lake waterways and dependants and community members and property?

15. **Construction Noise:**

Mono County shall ensure construction work shifts comply with the normal single shift, 5 days a week schedule. This is believed to be 7:00AM to 4:00PM, five days

per week. Night shifts and weekend work shall not be approved to afford residents and property owner's quiet/non-life style interference time.

16. **Siltration:**

Given the past need to dredge Silver Lake of accumulated silt and sand buildup, probably caused by upstream construction, the County shall design siltration preventive measures to prevent further build-up.

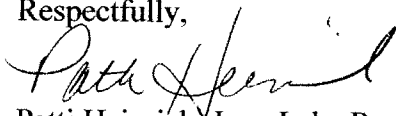
Normal siltration prevention systems including sand traps and settling ponds, that can be dredged removing and relocating sand and siltration, shall be constructed.

17. **Mature Trees:**

I have heard that several Jeffery Pines located in the planned Rodeo Ground area are between 250 and 350 years old. What is the County's plan to guarantee that these historic trees are not removed and will be protected for future generation enjoyment?

In closing, I sincerely hope that the County and the Board of Supervisors, when making their recommendations and authorizations, do not forget why they are in their respected positions and who they are representing. Their decisions will not only affect the current state of June Lake but will have a major irreversible impact on future generations in the area.

Respectfully,



Patti Heinrich, June Lake Resident
P. O. Box 439
June Lake, CA 93529

UNITED STATES
DEPARTMENT OF
AGRICULTURE

FOREST
SERVICE

PACIFIC
SOUTHWEST
REGION

REGIONAL OFFICE
630 SANSOME STREET
SAN FRANCISCO, CA 94111

REPLY TO: 5430

SERIAL NO. CA-23710

DATE: December 6, 1990

Mr. Edward Hastey, State Director
ATTN: Division of Operations (CA-943.1)
Bureau of Land Management
California State Office
2800 Cottage Way
Sacramento, CA 95825

Dear Mr. Hastey:

Pursuant to the authority cited below and to the Act of June 11, 1960 (74 Stat. 205), I certify that the National Forest Exchange involving the land described below meets the requirements of law and regulation, and I therefore request that patent be issued in conformity with the following data.

1. NAME OF PATENTEE: Mammoth Mountain Ski Area, a California Corporation, who's address is P.O. Box 24, Mammoth Lakes, CA 93546-0024.
2. STATUTORY AUTHORITY FOR EXCHANGE: General Exchange Act of March 20, 1922 (42 Stat. 465), as amended by the Act of February 28, 1925 (43 Stat. 1090), the Act of October 21, 1976 (90 Stat. 2743), and the Federal Land Exchange Facilitation Act of 1988 (102 Stat. 1086).
3. FOREST EMBRACING FEDERAL LAND: Inyo National Forest
4. NATIONAL FOREST LEGAL DESCRIPTION: Mount Diablo Meridian, California,
T.2S., R.26E.,
Section 15, Lot 7.
5. NATIONAL FOREST ACREAGE: 90.29 acres
6. NATIONAL FOREST RESERVATIONS AND OUTSTANDING RIGHTS:

Reservations:

- A. A right-of-way thereon for ditches or canals constructed by the authority of the United States. Act of August 30, 1890, (26 Stat. 391; 43 U.S.C. 945) (1970).
- B. Reserving to the United States, its permittees or licensees, the right to enter upon, occupy, and use any part or all of Lot 7 lying within 50 feet of the centerline of the transmission line right-of-way and 25 feet on either side of the centerline for a communication line right-of-way of Southern California Edison Company Power Project No. 1398 authorized by Federal Power Commission Order dated 7-6-1938, for the purposes set forth in and subject to the conditions and limitations of Section 24 of the Federal Power Act of June 10, 1920, 41 Stat. 1075, as amended, 16 U.S.C., Sec. 818.
- C. Reserving to the United States, its permittees or licensees, the right to enter upon, occupy, and use any part or all of Lot 7 lying within 40 feet of the centerline of the transmission line right-of-way of Southern California Edison Company Power Project No. 1388 authorized by Federal Power Commission Order dated 2-24-1969, for the purposes set forth in and subject to the conditions and limitations of Section 24 of the Federal Power Act of June 10, 1920, 41 Stat. 1075, as amended, 16 U.S.C., Sec. 818.
- D. Reserving to the United States, its permittees or licensees, the right to enter upon, occupy, and use any part or all of Lot 7 lying within 50 feet of the centerline of the transmission line right-of-way and 25 feet on either side of the centerline for a communication line right-of-way of Southern California Edison Company Power Project No. 1389 authorized by Federal Power Commission Order dated 2-24-1969, for the purposes set forth in and subject to the conditions and limitations of Section 24 of the Federal Power Act of June 10, 1920, 41 Stat. 1075, as amended, 16 U.S.C., Sec. 818.
- E. Reserving to the United States and its assigns, a right-of-way for an existing road known as the Gull Lake Road, Forest Service Number 2S35, over and across Lot 7, being 16 feet in width, plus such additional width as necessary to accommodate turnouts, cuts, fills, and drainage structures, lying equally on each side of the centerline; such centerline described as beginning at a point being located N.42°17'41"W. 2165.07 feet from the Southeast corner of Section 15 (14, 15, 22, 23), to the intersection of State Highway 158 right-of-way limit and the road to Gull Lake, thence northerly to a point being located N.23°43'44"W. 2495.04 feet from the Southeast corner of Section 15 (14, 15, 22, 23), to the point at which Gull Lake Road exits Lot 7 and runs toward Gull Lake.

Exceptions to Title: None

The Forest Service Mineral Examiner's report shows no locatable or leaseable minerals of current value on the Federal lands. However, both the Federal and Non-Federal lands are located within the Mono-Long Vally Known Geothermal

Resource Area. By letter dated September 22, 1989 your office agreed with the Forest Service recommendation of no reservation of minerals on the Federal land if the exchange is fee simple on both sides. In this case the U.S. will acquire all minerals on 1,501 of the total 1,938 acres of non-Federal land, 25% on 320 acres, 12.5% on 40 acres and none on 77 acres while giving up the mineral rights on the 90.29 acres of Federal land. Since the balance is clearly in the Government's favor we request that the patent be issued with no mineral reservations.

7. FOREST EMBRACING NON-FEDERAL LAND: Inyo National Forest
8. NON-FEDERAL LAND LEGAL DESCRIPTION: See attached EXHIBIT A
9. NON-FEDERAL LAND ACREAGE: 1938.13 acres
10. NON-FEDERAL LAND RESERVATIONS AND OUTSTANDING RIGHTS:

Reservations: None

Outstanding Rights:

- A. Any boundary discrepancies or rights which may exist or arise by reason of a map of survey of said property and other property, which was recorded in Record of Survey in Book 1 Page 96, Mono County records.
- B. An easement for a state highway granted to the State of California, recorded April 5, 1933, Book 7 Page 377, Official Records, Mono County.
- C. An easement for a 30 foot right-of-way for pole lines and conduits granted to Southern California Edison Company, recorded July 17, 1976, Book 204 Page 274, Official Records, Mono County.
- D. An easement for the construction, reconstruction, maintenance, operation, inspection, repair, and alteration of an open ditch, granted to California Electric Power Company and now owned by Southern California Edison Company as successor in interest, recorded June 23, 1958, Book 40 Page 516, Official Records, Mono County.
- E. A waiver in favor of the State of California of any claims and damages to said land by reason of the location, construction, and maintenance of a highway, as contained in the deed from George W. Conn and Mildred B. Conn, husband and wife, recorded December 11, 1958, Book 42 Page 296, Official Records, Mono County.
- F. An easement for a county road granted to the County of Mono, recorded February 5, 1960, Book 46 Page 257, Official Records, Mono County.
- G. An easement to reconstruct, use, maintain, and repair, an existing roadway, granted to Southern California Edison Company, recorded August 12, 1969, Book 104 Page 276, Official Records, Mono County.

- H. An easement reserved by the State of California in a deed to Lundy Land Company for all right of ingress and egress over and across the said property, recorded May 15, 1962, Book 55 Page 95, Official Records, Mono County.
- I. An easement for underground telephone, telegraph, and communication systems, and the right to clear the right-of-way, granted to Contel of California, recorded February 15, 1989, Book 524 Page 101, Official Records, Mono County.
- J. The right of the people to fish upon said lands as reserved in the patent from the State of California, recorded in Book "S" Page 326, Mono County Records.))
- K. Any title or claim of interest of the United States of America, the State of California, or claimants thereunder, based upon the assertion that said land was known to be mineral in character on December 17, 1857, the date the survey thereof was approved by the surveyor-general.
- L. Any adverse claims or restrictions which may result from said land lying within the Mono Lake Scenic Area.
- M. The change in character of use under License No 4190 approved by order dated May 9, 1973, recorded May 11, 1973, in Book 154 Page 135 of Official Records, Document No. 4576 by the State Water Resources Control Board. License No. 4190 was issued to Log Cabin Mines Company and was filed with the County Recorder of Mono County of February 23, 1956.
- N. An easement for overhead and underground electrical supply systems and communication systems, granted to Southern California Edison Company, recorded February 1, 1982, Book 346 Page 541, Official Records, Mono County.
- O. Improved gravel road, Mono County Road #506, over the SE1/4SE1/4NW1/4, SW1/4NE1/4, Section 13, T.1N., R.26E., MDM, not of record.
- P. An open water ditchline, owned and operated by Southern California Edison Company, within the SE1/4SW1/4SE1/4, SW1/4SE1/4SE1/4, Section 12; W1/2NE1/4NE1/4, SE1/4NW1/4NE1/4, Section 13, T.2N., R.25E., MDM, not of record.
- Q. An open ditchline and associated headgate/diversion structure in Mill Creek, and footbridge spanning Mill Creek to access said structure, within SW1/4NE1/4NE1/4, W1/2SE1/4NE1/4NE1/4, Seciton 13, T.2N., R.25E., MDM, not of record.
- R. Mono County Road over the N1/2NE1/4, Section 13, T.2N., R.25E., MDM, not of record.

S. A single-lane, two-wheel track road within the NW1/4NW1/4NW1/4, Section 18, T.2N., R.26E., MDM, not of record, used by the Lundy Mutual Water Company to access its two small parcels of land adjacent to the subject property.

T. A buried water line within the NW1/4NW1/4NW1/4, Section 18, T.2N., R.26E., MDM, owned and operated by the Lundy Mutual Water Company as part of the Mono City water system, not of record.

U. Numerous buildings owned by the Boy Scouts of America on a portion of Parcel 13.

The Office of General Counsel, Department of Agriculture, has given preliminary title opinion dated September 24, 1990 for the lands, copy of which is enclosed. As soon as the necessary curative data has been effected and a final title opinion given, a copy of the recorded deed will be sent for your records.

When patent is issued, please send the original and one copy to Regional Forester, 630 Sansome Street, San Francisco, CA 94111

Sincerely,

Carl W. Tompkins for

RALPH L. BAUMAN
Director, Lands and
Real Estate Management

The United States of America

EXHIBIT (2)
RECORDED IN MONRO
COUNTY CALIFORNIA

VOL. 0577 PAGE 183

91 FEB 25 PM 1:33

RENN HOLAN
COUNTY RECORDER

FEE: \$7.00

001116

WHEREAS,

Mammoth Mountain Ski Area, a California corporation

is entitled to a land patent pursuant to the Act approved March 20, 1922 (42 Stat. 465), entitled "An Act to consolidate national forest land," as amended by the Act of February 28, 1925 (43 Stat. 1090), the Act of October 21, 1976 (90 Stat. 2743), and the Federal Land Exchange Facilitation Act of 1988 (102 Stat. 1086), for the following described land:

Mount Diablo Meridian, California

T. 2 S., R. 26 E.,
sec. 15, lot 7.

Containing 90.29 acres.

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES unto the Mammoth Mountain Ski Area, a California corporation, the land described above; TO HAVE AND TO HOLD the said land with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the Mammoth Mountain Ski Area, a California corporation, and to its successors and assigns, forever.

EXCEPTING AND RESERVING TO THE UNITED STATES:

1. A right-of-way thereon for ditches or canals constructed by the authority of the United States. Act of August 30, 1890 (43 U.S.C. 945).
2. The right to itself, its permittees or licensees, the right to enter upon, occupy, and use any part or all of said lot 7 lying within 50 feet of the centerline of the transmission line right-of-way and 25 feet on either side of the centerline for a communication line right-of-way of Southern California Edison Company (Power Project No. 1398), authorized by Federal Power Commission Order dated July 6, 1938, for the purposes set forth in and subject to the conditions and limitations of Section 24 of the Federal Power Act of June 10, 1920, as amended (16 U.S.C. 818).

04-91-0013

3. The right to itself, its permittees or licensees, the right to enter upon, occupy, and use any part or all of said lot 7 lying within 40 feet of the centerline of the transmission line right-of-way of Southern California Edison Company (Power Project No. 1388), authorized by Federal Power Commission Order dated February 24, 1969, for the purposes set forth in and subject to the conditions and limitations of Section 24 of the Federal Power Act of June 10, 1920, as amended (16 U.S.C. 818).
4. The right to itself, its permittees or licensees, the right to enter upon, occupy, and use any part or all of said lot 7 lying within 40 feet of the centerline of the transmission line right-of-way and 25 feet on either side of the centerline for a communication line right-of-way of Southern California Edison Company (Power Project No. 1389), authorized by Federal Power Commission Order dated February 24, 1969, for the purposes set forth in and subject to the conditions and limitations of Section 24 of the Federal Power Act of June 10, 1920, as amended (16 U.S.C. 818).

Reserving to the United States and its assigns, a right-of-way for an existing road known as the Gull Lake Road, Forest Service Number 2S35, over and across said lot 7, being 16 feet in width, plus such additional width as necessary to accommodate turnouts, cuts, fills, and drainage structures, lying equally on each side of the centerline; such centerline described as beginning at a point being located N.42°17'41"W., a distance of 2,165.07 feet from the Southeast corner of sec. 15 (14, 15, 22, 23), to the intersection of State Highway 158 right-of-way limit and the road to Gull Lake, thence northerly to a point being located N.23°43'44"W., a distance of 2,495.04 feet from the Southeast corner of sec. 15 (14, 15, 22, 23), to the point at which Gull Lake Road exits said lot 7 and runs toward Gull Lake.



IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in Sacramento, California
the TWENTY-FOURTH day of JANUARY
in the year of our Lord one thousand nine hundred and
NINETY-ONE and of the Independence of the
United States the two hundred and FIFTEENTH.

By Nancy J. Alex
Chief, Lands Section
California State Office

04-91-0013

To: Mono County Planning Department

December 4, 2007

From: June Lake Advocates

Subject: Public Comment Regarding the June Lake Rodeo Grounds Proposed Specific Plan Environmental Scoping

- Exhibit:
- (1) Letter to Mono County Community Development Department, attention Scott Burns from Stanford Legal Clinics, Deborah Sivas, dated December 22, 2005
 - (2) LAND EXCHANGE AGREEMENT R5-5400-150 between United States of America and Mammoth Mountain Ski Area, dated November, 1987
 - (3) Letter from Dept of Fish and Game to Dennis Martin, Supervisor, Inyo National Forest, dated June 12, 1989
 - (4) Letter from Scott Burns, Mono County Community Development to Bill Bramlett, USFS, dated October 18, 1988

We appreciate the opportunity, on behalf of the June Lake Advocates, whose membership is comprised of 618 members, to review and comment on the environmental aspects of the Rodeo Grounds Proposed Specific Plan (PSP). The June Lake Advocates membership consists of full and part time residents, property owners, business owners, and visitors to the June Lake area who are the significant core contributors to the economic base of June Lake.

Our comprehensive review and comments from our membership, for the most part, have been consolidated into this document.

The PSP appears to ignore and violate the Mono County General Plan, the June Lake 2010 Area Plan and the June Lake Design Guidelines and claims precedence over the General Plan. The County needs to state that the PSP violates the current General Plan and that the General Plan will have to be changed. Also, clarify that the General Plan has precedence over the (PSP). Will the County initiate a referendum process for voter approval of a General Plan change?

Additionally, we have not found any reference to the Community Design Guidelines that carefully assessed the balance between the unique mountain character and the Rodeo Grounds development. We expect the County Planning department to identify and mitigate the differences.

The PSP must comply with state and local regulations, to wit:

In Accordance with Government Code Section 65450-65457, and the Mono County General Plan, Land Use Elements, Specific Plan sections, II-2, the Specific Plan

must be consistent with the Mono County General Plan/June Lake 2010 Area Plan and the June Lake Design Guidelines.

Comments regarding other aspects of the PSP deficiencies will be submitted during the public review and comment phase of this project.

In addition to the environmental legal requirements outlined in Exhibit (1), the June Lake Advocates are certain that it is necessary to additionally include the following environmental analysis in the Environmental Impact Report (EIR) for the subject planned development in order to determine the supportable size and scale of the Rodeo Grounds Project:

1. Ground Water:

Determine the cumulative impact of additional planned and anticipated ground water well extraction on the June Lake Loop ecosystem, fisheries, riparian vegetation, watershed and water supply including the impact on Rush Creek and Mono Lake.

Currently we are aware of four planned ground water well drilling projects:

- (1) Two wells for the Rodeo Grounds development
- (2) One well for the June Lake PUD to supplement current shortfalls for the June Lake Down Canyon area
- (3) One well for the June Lake PUD to supplement anticipated shortages for the June Lake Snow Creek Village system
- (4) Numerous wells to provide water for major expansion planned for the June Mountain Ski Resort snow-making facilities

It is anticipated that most of these water extractions will require US Forest Service approval, ownership determination, LADWP authorization and affected downstream dependant approvals. A approvals should only be made on an assessment of total environmental impact, not on a piecemeal, case-by-case basis.

The Water Supply Assessment (WSA) required under SB610, must state whether the ground water basin has been adjudicated, whether the proposed related withdrawals will result in over draft of the basin and must describe any efforts to eliminate any long-term overdraft in the basin. Ground water extraction can lead to depletion of surface water sources, a primary resource for the Loop's economy; e.g., the influx of tourists and visitors during the fishing season.

Since records of the amount of ground water extracted from the basin appear to be vague or non-existent, it is critical to determine the amount of available ground water in the basin. Accurate estimates of consumption and volumetric replenishment rates need to be addressed before use authorizations are granted. "Substantial evidence" shall be compiled to prove there is enough

water to support buildout. These specifics need to be included in the Environmental Impact Report (EIR).

The June Loop is a glacier formed moraine not volcanic. If the origin of underground water basins is from June or Gull Lake, Snow, Fern, Reversed or Rush Creeks then extracting this ground water is the same as taking surface water which will deplete streams and lakes. This may require new licensing authorizations from the LADWP.

2. 25% OPEN SPACE:

Exhibit (2) page 15, paragraph H, Land Trade Agreement between the United States of America and Mammoth Mountain, stipulates that "Under Alternative A, the 90 acres within the Rodeo Grounds would be open for development within the constraints placed upon the site by power line and highway easements and zoning requirements that call for at least 25% of the land to be left as open space".

Mathematically, 25% of 90 acres leaves 67.5 acres for development. However this must be further reduced by 3.5 acres for SCE, thereby yielding only 64 useable acres.

This means that at 10 units per acre, the maximum development can only be 640 units.

3. SNOW MAKING:

Snow Making needs to be addressed in the PSP. Determine the impact of planned extensive expansion of snowmaking capacity for June Mountain on the June Lake Loop ecosystem, fisheries, riparian vegetation and water supply including impacts on Rush Creek and Mono Lake.

There are documented adverse affects of snow making on the environment. "Downhill Slide" authored by Hal Clifford, pg 182 states "Snowmaking, in other words, creates or exacerbates drought conditions in streams, sometimes prolonging normal late-summer low flows for months." Page 184 further states that "Snowmaking is creating deserts out of our rivers," per David Carle, executive director of the New Hampshire environmental group Conservation Action Project. "[Water withdrawals have] been found to be harmful in every industry except skiing, ..."

Snowmaking is also a polluting activity. Most equipment is powered by air and noise pollution-generating diesel generators. Limits should be established to prevent over pollution.

Minimum stream flow limits shall also be established to prevent total dewatering or surface water reductions caused by snowmakers in order to sustain trout fishery and healthy water systems.

4. INCONCLUSIVE WATER STUDIES:

The water studies conducted by ECO:LOGIC and Wagner Bonsignore in June 2006, appear to be inconclusive and lack “supportable evidence” as required by SB221 and SB610 as far as determining, with scientific proof, the impacts of using ground water wells and surface water on down stream water supplies. A more thorough analysis, including comprehensive isotope testing, is believed necessary in order to determine exact water flow dynamics.

Formal water agency, June Lake Public Utility District and Los Angeles DWP, service agreements shall also be in place prior to project construction start.

The ECO:LOGIC water studies were only based on 499 units and need to be reevaluated based on the latest proposal for 833 units or latest revised quantity.

Numerous water study disclaimers need to be quantified and resolved to the satisfaction of the concerned community. For example, the water studies state: “Snow Creek is insufficient for all months”, “Flow in Fern Creek...do not appear to be sufficient during low flow periods”, “Snow Creek flow appear to be insufficient to meet projected increased demands associated with buildout”.

If the developer is unsure about an adequate water supply for this project, which appears to be the case based on all of the disclaimers stated in the ECO:LOGIC Technical Memos, the Developer and County should request assistance from the State Water Resource Control Board for additional analyses.

5. METHODOLOGY/MODEL-BUILDING WATER ESTIMATES:

Again, the June Lake Advocates is requesting to be included in both the development of forecast models and water consumption estimates based on population (per capita), not acreage. The 2006 Water Technical Memo parameters appear to have used water usage calculations significantly below State, Mammoth and Mono Lake court ruling standards.

6. CLIMATE CHANGE:

The global warming solutions act (AB 32) and Executive Order S-3-05 both outline the serious threat to California’s welfare posed by climate change. The EIR should thoroughly evaluate both the project and the projects alternatives’

to determine the impact on climate change due to their greenhouse gas emissions. Development of the project should be in a manner consistent with achievement of AB 32's goals. The EIR should also consider the likely impacts of climate change on the project and its alternatives other impacts. Areas of particular concern are the impact of reduced snowpack, changes in availability and timing of water supplies, increased wildfire hazards and anticipated increased gas emissions resulting from additional automotive traffic locally and from Southern California to new Rodeo Grounds housing.

7. ELECTRICAL/PROPANE DISTRIBUTION:

Evaluate the impact of the tentative substation, distribution system and the site on the environment including safety precautions. An EIR is required to determine the impacts and mitigation prior to the development of the substation and distribution system.

Considerations for utilizing geothermal, biofuel and natural gas for heating and power should be thoroughly analyzed for inclusion into the EIR.

Disclosure of plans for Propane Tank Farms and distribution with legally safe specified distances shall be provided for public review.

8. SCENIC HIGHWAY:

In relation to the tentative future over-the-highway 158 ski-lift gondola, appropriate Federal, State and County agencies shall be consulted to ensure compliance and consistency with Scenic Highway/ Corridor designation regulations and preservation of scenic values.

9. DEER HABITAT:

In accordance with Exhibit (3), paragraph 2, "Off- site mitigation to compensate for the loss of summering deer habitat can readily be accomplished on the adjacent June Mountain Ski Area through a variety of means to increase carrying capacity through meadow preservation/enhancement, herbaceous seeding, and increased fawning cover, etc." Adverse impacts on Deer fawning and migration shall be mitigated to reduce wildlife-human conflicts and loss of habitat. There needs to be an in-depth plan, approved by the Department of Fish and Game, to mitigate the loss of fawning habitat and migration routes.

10. SPRING PROTECTION:

In accordance with Exhibit (3), paragraph 1, "The spring and its immediate surrounding area will be left undeveloped and set aside as a natural habitat niche to be maintained for salamanders, small birds, and mammals, and for

use by other wetland species”. The spring is located east of Northshore Drive near Highway 158. A specific detailed plan needs to be developed to safeguard the undeveloped natural habitat for salamanders, small birds, mammals and other wetland species.

11. VISUAL ENVIROMENT/RIDGELINE:

A favorable feature of the June Lake environment is it’s striking natural beauty. What measures will be taken to mitigate unsightly and unnatural views imposed by project elements from various locations and avoid ridgeline building? Area 2 and 3 in the proposed PSP show lots on and near ridgelines. Exhibit 4, page 2, states “Preservation of scenic view associated with ridge lines and shorelines area through the usage of landscaping, site planning and design standards”. How is the County going to enforce the no ridgeline building requirements? Detailed adverse impacts on ridgeline vistas needs to be disclosed on a building-by-building basis. Computerized renderings of visual sight lines from various places based on building heights need to be provided in order to adequately evaluate the proposed plan.

12. ENVIROMENTAL FRIENDLY:

The PSP states that the Rodeo Grounds will be an environmentally friendly project, but leaves that definition and task discretion to the developer. This appears to be ambiguous and the public needs to be included in the process.

13. PEOPLE AT ONE TIME (PAOT):

The PSP must make a clear, definite, and accurate statement of density in terms of PAOT, which shall not exceed that allowed by the June Lake Area Plan.

The average and maximum PAOT must be stated and known in order to provide for:

- Completion of a valid EIR
- Consistency with the June Lake Area Plan and County General Plan
- Correct calculations of water usage
- Accurate estimates of sewage flow
- Adequate traffic circulation plan
- Adequate parking
- Assess public safety-police and fire protection
- Mitigation of impacts on environment and wildlife

14. “TRANSFER OF DENSITIES”:

The “Transfer of Densities” statement language in section 5.2 of the PSP shall be removed and the developer shall follow the legal densities as outlined in the local Area Plan.

15. BUILDING HEIGHTS:

As stated in the June Lake 2010 Area Plan, Mono County General Plan and the June Lake Citizen Design Guidelines that were adopted by the Board of Supervisors in 2002, building heights are restricted to 35 feet residential and commercial to 60 feet. Given the spectacular scenic resources throughout the June Lake Loop, it appears contrary to public interest to authorize building heights exceeding those adopted in the General and Area Plans. The proposed skyscraper high rise building heights and masses do not fit the unique mountain character of June Lake and the PSP needs to be revised to comply.

As stated in the PSP, 1.1, page 5 of 46, the PSP is out of compliance because it requires a General Plan amendment for building heights that exceed allowable limits.

Benno Nagar, Intrawest, Vikki Magee-Bauer, Supervisor, Carl Williams, June Mountain, Dan Roberts, Dale Bromberger, Rob Morgan, Jerry Allendorf and others were members of the community who developed the 2002 June Lake Citizen Design Guidelines that the Mono County Board of Supervisors adopted in 2002 that limits building heights to 35 feet (June Lake Design Guidelines, page 27).

16. CULTURAL:

How will the potential impact to Historic Site 05-04-590 and/or 05-16-51-590, that the Forest Service finds to be eligible for the National Register of Historic Places, be mitigated? (CEQA 15064.5) A certified archaeologist and a culturally affiliated Native American must monitor ground-disturbing activities of this project.

17. TREES:

The tree replacement policy appears to allow the developer to cut down trees and pay only the “timber” value of the tree. Since the value of the trees to the community has no relation to timber value, this option should be eliminated. Who approves the policy? Why not require a one for one replacement, taking size into account, with the number of replacement trees based on a ratio of the size of the tree removed to the size of the replacement trees?

Enough new trees need to be planted to absorb more than the total new emissions caused by this large project.

18. WOOD STOVES:

We were advised by the developer that there would be no stove or fire places in the development. Where is this called out in the PSP? If these statements are not accurate, where will wood burning facilities be located and what volume of emissions will result?

19. GREY WATER:

Appendix 1, A3 Grey Water, A3.4.4, states that gray water will enter the river and wet lands. This plan needs expert analysis and voter and LADWP approval.

20. WATER QUALITY:

Coordinate with Sierra Nevada Alliance to mitigate poor water quality documented in their March 2006, State of Sierra Waters, A Sierra Nevada Watersheds Index.

21. WATER AND SEWER CONSTRUCTION SCHEDULE:

In accordance to Exhibit (4), page 2, paragraph 9, "Documentation that confirms that adequate water supplies and sewer facilities exist over and above the capacities needed to serve buildout of the Village and Down Canyon, prior to commencing construction in the West Village and Rodeo Grounds. New construction shall take place only after provisions for adequate water supplies and sewer capacities are developed". The sewer and water expansion construction shall be completed prior to Rodeo Ground project start.

22. SUMMER SEASON OVERLOAD:

According to our County Supervisor, it is our understanding that Resorts, boat rentals and support facilities are currently at capacity during summer months. Specifically, what are the negative impacts to our natural resources with the influx of the masses, resulting from this large development, to our shorelines, trails and wildlife habitat? What are the plans to mitigate the dilemma of people exceeding natural resource habitat during the summertime?

23. EXPRESSED SOLIDARITY:

The PSP states that the PSP supports the goals and objectives of the June Lake 2010 Area Plan, however, nowhere does the plan indicate specifically how the PSP will comply with the many details of the June Lake 2010 Area Plan, General Plan and Design Guidelines. The County shall insist that the PSP is specific in compliance with germane elements of these plans.

24. EMISSIONS:

Low emission vehicles shall be stipulated for use during construction and ongoing transportation to help offset the increase of emissions generated by this large project.

We are sincerely optimistic that the Mono County Planning Division will support the people whom they represent and enforce the aforementioned plans and guidelines developed by the community, developers and consultants which were approved by the Board of Supervisors.

Please guarantee that the Proposed Specific Plan does not compromise the scenic qualities and rural lifestyle which is the basis of our economy and way of life.

On behalf of our members, we thank you for the opportunity to participate in the public EIR process for the proposed Rodeo Grounds project. We hope that the decision makers, after reviewing all of the submitted comments, will come to a conclusion that represents the voice of the whole community and not just a few business owners. We are major stake holders in this development and preserving the future of the June Lake Loop.

Sincerely,

A handwritten signature in cursive script, appearing to read "Al Heinrich".

Al Heinrich, President
June Lake Advocates
P.O. Box 610
June Lake, Ca. 93529



STANFORD LEGAL CLINICS

Crown Quadrangle
559 Nathan Abbott Way
Stanford, CA 94305-8610

Environmental Law Clinic
Tel: 650.725.8571
Fax: 650.723.4426

December 22, 2005

Mr. Scott Burns
Mono County Community Development Department
P.O. Box 347
Mammoth Lakes, California 93546

Dear Mr. Burns:

We write on behalf of June Lake Advocates, which as you know, has a continuing interest in the proposed Rodeo Grounds project. June Lakes Advocates has asked us to review the legal requirements applicable to the Water Supply Assessment ("WSA") to be prepared for the project by Eco:Logic Engineering. This letter summarizes what we believe are fairly rigorous standards under SB 610 and the concerns of June Lake Advocates that there is insufficient data available to satisfy those requirements.

A. The Planning Division Must Prepare a WSA Before Approving an EIR for the Rodeo Grounds Specific Plan

As a threshold matter, there is no question that preparation of a WSA is required for this project prior to approval of a specific plan. A WSA is required for any project that (1) is subject to CEQA and (2) meets the definition of a "project" in California Water Code Section 10912. First, the approval of a specific plan for the Rodeo Grounds is subject to CEQA because it is a "discretionary project, proposed to be carried out or approved" by a public agency. Cal Pub. Resource Code § 21080. Secondly, the proposed development meets the definition of a "project" in the Water Code. The Water Code defines a "project" for purposes of a WSA to include a residential development of more than 500 dwelling units or a hotel (or motel) having more than 500 rooms. Cal. Water Code §§ 10912(a)(1), (4). Alternatively, if a development will increase water demand by 10% over the water supplier's current deliveries, then the development qualifies as a project. Cal. Water Code § 10912(b). Irrespective of the reduction (from 900 to 499) of proposed additional units in the June Lake Area, development under the August 2, 2005 Draft Specific Plan for Rodeo Grounds will increase water demand by 10% over the June Lake Public Utility District's (JLPUD) current deliveries. Therefore, the scope of the project necessitates the preparation of a WSA.

The WSA must include: (1) a 20 year-projection of the "public water system's total projected water supplies available during normal, single dry, and multiple dry water years," (2) an accounting of existing and future demand, and (3) an analysis of whether the system's supplies will be sufficient to meet the additional demand of the project. Cal. Water Code §§

10910(c)(3), (4). If groundwater is part of the projected water supply, the WSA must state whether the groundwater basin has been adjudicated, whether the proposed project-related withdrawals will result in overdraft of the basin, and it must describe any efforts to eliminate any long-term overdraft in the basin. Cal. Water Code § 10910(f).

The planning commission may only approve the WSA if the water supply for the Rodeo Grounds project is sufficient. If the water supply for the proposed project is insufficient, then in addition to the WSA, the water supplier or lead agency must set out its plans to acquire and develop sufficient water supplies. Cal. Water Code § 10911.

Ultimately, the WSA and any supporting information must be included in the completed CEQA documents for the project. Cal. Water Code § 10911(b). Because a stable water supply is of critical importance to the long term economic and environmental viability of the June Lake community, we urge the County to provide an opportunity for public input on the WSA before it is finalized and incorporated into an EIR for the project.

B. There is Currently Insufficient Information to Prepare an Adequate WSA

The purpose of a WSA is to analyze whether there is sufficient water for a proposed project. After consulting with a hydrologist, June Lakes Advocates is concerned that there is not enough information available about the Snow Creek / June Lake system to complete a WSA. We have identified the following areas of concern:

1. A WSA must include a 20-year projection of the “public water system’s total projected water supplies available during normal, single dry, and multiple dry water years.” Cal. Water Code § 10910(c)(3). To project water supply, a hydrologist needs to understand the sources and limitations of the existing water supply. A hydrologist would ordinarily look to the historic record of daily water demands, lake levels, daily diversions and daily pumpage as the basis for a projection of future water supply. We do not believe that a historic record is available for the Snow Creek / June Lake system. If not, the County’s consultants will have to develop a robust water supply model to address these data deficiencies. Because the absence of historical data provides a unique challenge, we request that the methodological approach by Eco:Logic be circulated for public review before it is utilized to develop projections for the Snow Creek/ June Lake water system.
2. To the extent that the WSA identifies groundwater as part of the projected supply, it must include a “detailed description and analysis of the amount and location of groundwater” pumped and to be pumped by the public water system.” Cal. Water Code § 10910(f). Here again it appears that there is very little information about the physical properties of the groundwater basin or the amount of water that has been extracted from it to date. This is of particular concern because groundwater extraction can lead to depletion of surface water sources or *over drafting of the basin* itself. At this time, we do not know how much groundwater is available; nor can we assume a constant supply of groundwater in the future.

3. The WSA must project demand including that of the proposed project, existing uses, and other planned future uses. Cal. Water Code § 10910(c)(3). To do so, there needs to be a detailed accounting of existing demand including consideration of the amount of water used by campgrounds or being extracted from wells.

We are aware that the preparation of a WSA in connection with the Rodeo Grounds project presents several challenges. Nevertheless, SB 610 was intended to address the very situation presented here, where a proposed project will greatly expand a small community's water system and the availability of new water supply is severely limited. Accordingly, June Lake Advocates urges the County to give careful attention to the legal requirements for WSAs and to prepare an analysis that is scientifically and legally defensible. Given the novel circumstances, we also request that the county maximize the opportunities for public input into the process, including specifically at the methodological/model-building stage, at the draft WSA stage, and at the final WSA/EIR stage.

Thank you for your consideration of these comments. We look forward to working with the County on this matter. Please do not hesitate to contact us if you would like to discuss any of these issues further.

Sincerely yours,

Benjamin Lilien
Environmental Law Clinic Student

Deborah Sivas
Environmental Law Clinic Director

95-21 open area

USDA-Forest Service

R5-5400-150 (11/87)
 5430 Exchange
 Inyo National Forest
 CA-23710.

LAND EXCHANGE AGREEMENT
 (Land for Land)
 (Ref: FSM 5436)

This Land Exchange Agreement by and between Mammoth Mountain Ski Area, a California corporation, hereinafter referred to as the nonfederal landowner, and the United States of America and its assigns, acting by and through the Department of Agriculture, Forest Service.

WITNESSETH. That pursuant to the Act of March 20, 1922 (42 Stat. 465; 16 U.S.C. 485), as amended by the Act of February 28, 1925 (43 Stat. 1090; 16 U.S.C. 486), the Act of June 11, 1960 (74 Stat. 205; 5 U.S.C. 511), the Act of October 21, 1976 (90 Stat. 2743; 43 U.S.C. 1716), and the Federal Land Exchange Facilitation Act of 1988 (102 Stat. 1086) the nonfederal landowner does hereby agree to exchange to the United States of America by Grant Deed the lands described in Schedule "A" attached hereto and made a part hereof. In exchange therefore the United States of America will convey to the nonfederal landowner by Patent issued by the Department of the Interior, the lands described in Schedule "B" attached hereto and made a part hereof.

The nonfederal landowner agrees to convey the lands described in Schedule "A" free from all encumbrances except those set forth on Schedule "C" attached hereto and made a part hereof. When notified to do so by the Forest Service, the nonfederal landowner also agrees to execute the subject Grant Deed "to the United States of America and its assigns" and any documents needed to replace permits or easements issued by the United States of America to users as shown in Schedule "D" attached hereto and made a part hereof. The nonfederal landowner further agrees to deliver said executed Grant Deed, said executed documents in favor of users, to the Forest Supervisor, Eldorado National Forest, who will act as escrow holder. The nonfederal landowner further agrees to furnish title evidence on the lands described in Schedule "A" in the form of a Policy of Title Insurance satisfactory in the Office of the General Counsel of the United States Department of Agriculture.

The Forest Service agrees to convey the lands described in Schedule "B", subject to any reservations and exceptions described in Schedule "D" by causing a Patent to be issued by the Secretary of the Interior.

Both parties agree not to do, or suffer others to do, any act by which the value of the lands which are the subject of this agreement may be diminished or further encumbered. In the event any such loss or damage occurs from any cause, including acts of God, to the lands described in Schedules "A" or "B" prior to passage of title, either party may refuse without liability to complete the exchange.

This Agreement is subject to the provisions of 36 CFR 251.84, the Administrative Review Procedure of the Forest Service, and in the event of an appeal, this Agreement is contingent upon the final disposition of that appeal.

surface nutrient layer as road systems and access are improved. No change would occur to the soil resources within the Scenic Area parcels.

F. AIR QUALITY

No effects on the quality of air are anticipated within the exchange boundaries as a result of this proposal. The air quality and low pollutant levels in the area are not expected to change if any of the proposed alternatives are selected.

G. FISHERIES

The federal government would acquire additional fisheries habitat under Alternative A and to a lesser extent under Alternative B with the acquisition of portions of Rush, Mill, Walker and Wilson Creeks. The aquatic resource and riparian habitat within the Scenic Area parcels would become available for enhancement and improvement.

H. VISUAL RESOURCES

Under Alternative A, the 90 acres within the Rodeo Grounds would be open for development within the constraints placed upon the site by powerline and highway easements and zoning requirements that call for at least 25% of the land to be left as open space. If the parcel is exchanged into private ownership, the visual resource would no longer be subject to the direction of the Inyo Forest Land Management Plan. Probable development could take place anywhere on unencumbered land within the exchange parcel within the guidelines determined by the Mono County Planning process. This could result in development being visible from the Community of June Lake and Gull Lake and its recreation facilities along the saddle on the east edge of the exchange parcel. Development in this area would be partially screened by rock outcroppings and the scattered pine on the site. Most development would not be visible from these viewpoints and would generally be acceptable to National Forest management of adjacent lands.

Approximately 45 acres of the exchanged parcel, if developed, would not be visible from key viewpoints. Potential development could take place along a section of Highway 158 that is already intensively developed in either direction, two miles to the east and four miles to the west. Development in this area would not look out of place in context of the privately developed portion of the June Lake Loop. Because of broken terrain, vegetative cover and rock outcroppings, development could look much more attractive and as a part of the landscape than the more exposed and visually evident parcels currently being developed north of Gull Lake.

Under Alternative A, most of the Scenic Area parcels would remain undeveloped under Federal ownership. Parcels having potential recreation development are the 320-acre DeChambeau Parcel, both Clover Parcels and the 140-acre Draper Parcel.

Under Alternative B, three of the small parcels are included within the boundaries of the 90-acre exchange parcel and the fourth is located west and occupies a portion of the dry meadow and the large stand of aspens on the north side of the meadow. Except for one parcel, the foreground zone

DEPARTMENT OF FISH AND GAME

330 Golden Shore, Suite 50
Long Beach, CA 90802
(213) 590-5113



June 12, 1989

Mr. Dennis Martin, Supervisor
Inyo National Forest
873 N. Main Street
Bishop, CA 93514

Dear Mr. Martin:

Our recent comments on the Environmental Assessment for the Rodeo Grounds land exchange within the Mono Lake Ranger District expressed concern regarding salamanders and their habitat near the spring on the property, mule deer, and aspen riparian habitat. On May 30, 1989 Department field biologists, Darrell Wong and Ron Thomas, participated in an on-site survey of the "Rodeo Grounds" parcel to discuss our concerns with Charlie Vandemoer, USFS biologist, and Dave McCoy, a ski area operator who would acquire the said property. It was agreed at the meeting that appropriate mitigation measures will be incorporated into use permits issued by the Mono County Planning Commission at the time of future development.

Additionally, Mr. McCoy indicated that he would be willing to accept measures proposed by the Department to mitigate impacts to the Rodeo Grounds spring (potential salamander habitat) and summering mule deer. These measures are:

- 1) The spring and its immediate surrounding area will be left undeveloped and set aside as a natural habitat niche to be maintained for salamanders, small birds, and mammals, and for use by other wetland species. Mr. McCoy further stated that enhancement or expansion of the area can be accomplished; and
- 2) Off-site mitigation to compensate for the loss of summering deer habitat can readily be accomplished on the adjacent June Mountain Ski Area through a variety of means to increase carrying capacity through meadow preservation/enhancement, herbaceous seedings, and increased fawning cover, etc.

We also stated our concerns for aspen riparian habitats in Rodeo meadow, Gull meadow, and other sites. However, site inspection revealed that these types are not included in the parcel to be exchanged, but approximately 100 feet of spring stream occurs on the parcel located immediately adjacent to Highway 158. Similar

Mr. Martin

-2-

June 12, 1989

springs were noted on what is apparently Forest Service land on the downstream side of the roadway. An additional wet area was noted on Forest land which currently serves as a horse pasture. A general survey of the Rodeo grounds parcel did not disclose further spring areas, although similar spring systems occur in the immediate vicinity that would likely contain water-dependent species of organisms similar to those in the parcel to be exchanged. The Department's concerns would be alleviated if the other springs on Forest land in the immediate vicinity would be protected from future development and if the wetland system immediately to the north of this parcel could be better protected from observed grazing impacts. In this regard, we would welcome the Forest's commitment to preserve and enhance these important habitats through fencing/signing of the trail system to limit human disturbance during the spring and summer breeding season (April 1 - July 31) and by minimizing existing grazing impacts. Finally, we recommend that stringent measures be implemented to prohibit permanently free roaming dogs on the Rodeo grounds property.

Our contractor will be conducting a salamander survey of the June Lake Loop area in July and August of 1989. We shall keep the appropriate Inyo Forest personnel apprised of the results. If you have any questions, please contact Kris Lal of our Environmental services at 330 Golden Shore, Suite 50, Long Beach, CA 90802 or by telephone at (213) 590-5137.

Sincerely,

Fred Worthley
Fred Worthley
Regional Manager
Region 5

cc: Randy Karstaedt, Inyo NF, Bishop
Bill Bramlette, Mono Lake Ranger District, Lee Vining

COUNTY of Mono

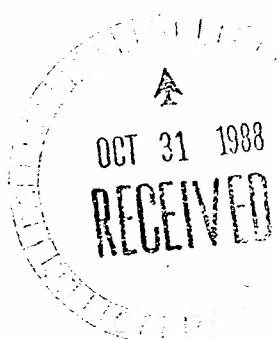
PLANNING DEPARTMENT

P.O. BOX 8
BRIDGEPORT, CA 93517
619 932-7911 EXT. 217

HCR 79, BOX 221
MAMMOTH LAKES, CA 93546
619 934-7504

October 18, 1988

Mr. Bill Bramlett
District Ranger
Lee Vining Ranger District
Post Office Box 429
Lee Vining, California 93541



Dear Bill:

As we have discussed previously, the Planning Department is supportive of your land exchange efforts for the rodeo grounds, and we particularly appreciate your efforts to configure the exchange to exclude sensitive lands. Although the 90 acres to be exchanged exceeds the amount of private land initially envisioned for the area by the June Lake Plan, we believe the increased acreage is consistent with the general direction of the area plan update presently underway.

The attached summarizes the land uses that we will be recommending for the rodeo grounds; these recommendations will initially be considered by the local Citizens Advisory Committee, and will ultimately be considered by the Planning Commission and Board of Supervisors in public hearings. Consequently, these recommendations are subject to change and, at this point, in no way represent formal county policy.

I hope this information will assist you in completing the Environmental Assessment. Please give myself or Steve Higa a call at 934-7504.

Sincerely,

A handwritten signature in dark ink, appearing to read "Scott Burns", is written over the typed name.

Scott Burns
Planning Director

SB/sc

cc: Glenn Thompson
Don Rake
June Lake CAC
Dave McCoy, Mammoth Mountain

RODEO GROUNDS/WEST VILLAGE -- PLANNED LAND USES

The existing June Lake General Plan calls for the preparation of a Specific Plan for the Rodeo Grounds as well as the West Village Area. With the land exchange boundaries abutting private land in the West Village Area, it is recommended that these two areas be addressed in a single "Specific Plan" effort. California Government Code Sections 65450-65456, which are attached, specify the required contents for Specific Plans. In addition to addressing the State requirements, it is the recommendation of the Planning Staff that the Specific Plan incorporate the following components:

- o Housing accommodations for residents and visitors. Resident housing should consist of single-family homes, triplexes, duplexes, townhouses, and apartments with an appropriate number set aside as affordable units. Mixed use housing -- combining residential and commercial uses -- could also assist in providing affordable units. Visitor accommodations should consist of full-service hotels, hotels and motels, hostels, bed and breakfast establishments, and single-family homes with common areas. Condominiums should be used to house either permanent residents or visitors, but should not be the predominate housing type in the Rodeo Grounds and West Village.
- o Housing provisions for 20% of June Mountain employees at a monthly cost not to exceed 30% of the employee's monthly income.
- o Housing provisions for 20% of on-site business employees at a monthly cost not to exceed 30% of the employee's monthly income.
- o The use of solar energy siting and design features, particularly in the West Village.
- o Underground or covered parking for vehicles. Visual screening using landscaping or natural barriers may be allowed in a limited number of cases, such as for projects providing affordable housing.
- o Circulation alternatives to the automobile. These should include pedestrian, bicycle and cross-country ski trails, convenient parking lots, shuttle bus service, innovative transportation modes such as people movers and direct ski lift access, among others.
- o Preservation of scenic views associated with ridge lines and shoreline areas through the usage of landscaping, site planning and design standards. Re-routing or undergrounding existing powerlines should also be explored. All new powerlines should be underground.

- o Recreational opportunities for both residents and visitors. In addition to the trail facilities described earlier, other facilities could include: evening entertainment such as restaurants and bars, dancing and movies; and indoor recreational facilities that provide for activities such as tennis, racquet ball, swimming, ice skating and outdoor education (photography, fly fishing, natural sciences, astronomy). Outdoor facilities should include neighborhood parks, ice skating and snow play areas. Outdoor recreation facilities should be coordinated with Forest Service improvements.
- o A bicycle and/or cross-county skiing staging facility in the West Village/Rodeo Grounds.
- o Convention and meeting facilities.
- o Lands designated for light industrial uses. This area would primarily serve as a corporate yard for storing equipment needed to serve the Rodeo Grounds/West Village. Other industrial uses should not be permitted. Yards should be adequately screened and physically separate, to the extent possible, from activity centers.
- o Limited development on steep slopes, greater than 20%, and in sensitive habitat areas. Potential uses could include open space preservation, low-impact passive recreation and large lot low-density single family homes.
- o Community facilities such as a school and parks. Potential school and park sites should be identified in the Rodeo Grounds/West Village.
- o An analysis which considers the effects, both positive and negative, of new development on existing development and facilities. These analyses should also propose appropriate mitigation.
- o A circulation system that connects the West Village and Rodeo Grounds with the June Lake Village and Mountain Base and also provides emergency access. Major arterials should be constructed to county roadway standards and designed to protect visual resources.
- o Documentation that confirms that adequate water supplies and sewer facilities exist over and above the capacities needed to serve buildout of the Village and Down Canyon, prior to commencing construction in the West Village and Rodeo Grounds. New construction shall take place only after provisions for adequate water supplies and sewer capacities are developed.
- o Architectural designs conforming to the June Lake Loop Design Review Guidelines.

- o Limitations on the amount of commercial development. Market studies, fiscal impact analysis and other documentation should demonstrate the need for additional commercial development.
- o Leasing policies for new commercial properties which give June Lake Loop residents or present owners of businesses in the Loop the first opportunity to lease new commercial properties.
- o A landscape plan that emphasizes and compliments native vegetation and local water constraints.
- o A comprehensive erosion and runoff control plan that protects surface water bodies and encourages ground water recharge.
- o Environmental mitigation measures and/or performance standards developed through the CEQA process.

Larry Johnston

From: OdleAssociates@aol.com
Sent: Wednesday, December 12, 2007 11:38 AM
To: ljohnston@mono.ca.gov
Subject: Intrawest Rodeo Grounds/June Lake NOP

Please insure that the following areas are discussed in depth in the EIR/EA:

1. Availability of sufficient water during normal, single-dry, and multiple-dry years within a 20 year projection.
2. Does the existing wastewater treatment facility have adequate capacity to treat the proposed project or does the facility require expansion? If the facility requires expansion, when is that expansion required to be operational?
3. Traffic impacts to State Route 158, North Shore Drive and the June Lake Village. Turning onto SR 158 from the various street in the village needs to be evaluated. Will traffic signals be required and if yes, when are the signals required to be operational?
4. The height of the proposed buildings are beyond the current equipment capabilities of the Fire Department. The proposed project will require additional equipment that the project should acquire.
5. An economic impact analysis should be prepared to document that the project is meeting goal number 3 as listed in the NOP.

Robert H. Odle
3189-A Airway Avenue
Suite 105
Costa Mesa, CA 92626
714-557-3198
odleassociates@aol.com

Property Owner: 44 Dream Mountain Drive, June Lake, CA

See AOL's top rated recipes and easy ways to stay in shape for winter.

Larry Johnston

From: Ronald Gilson [rgilson@law.columbia.edu]
Sent: Sunday, December 09, 2007 2:39 PM
To: ljohnston@mono.ca.gov
Subject: Intrawest Rodeo Grounds Specific Plan
Attachments: rjg scoping cmnts 12-9-7.doc; RJG Scoping comments 4-10-04.doc

Larry:

Attached are two documents: 1) my comments from the last scoping process; and 2) additional comments directed at this process. I appreciate your including the community in your process.

Please let me know if you have any questions. You will note that I express some concern that the usual EIR/water consultants lack expertise in climate change. My son-in-law is a fellow at the Stanford Energy Project, with a climate change speciality (Phd & law degree). If it would be useful to talk to him if only for names, let me know. He is as committed to the loop as we all are.

Have a good holiday season.

Ron

Ronald J. Gilson
Stern Professor of Law and Business
Columbia Law School
435 W. 116th Street
New York, NY 10027
212-854-1655
rgilson@law.columbia.edu

12/10/2007

December 9, 2007

Mono County Planning Division
Attention: Intrawest Rodeo
Grounds/ June Lake
P.O. Box 347
Mammoth Lakes, CA 93546

Re: General Plan amendment #07-02
Specific Plan Application #07-02

To Whom It May Concern:

I appreciate the opportunity to comment on the scope and content of the EIR/EA to be undertaken in connection with the proposed Rodeo Grounds Project. Because the project as reflected in the site plan is of a size and scale to drastically change the character of the June Lake community, it is critical that the EIR/EA process be done with extreme care. Mistakes that are made with a project of this magnitude will create a shadow that will shade the June Lake Loop for generations.

To avoid repetition, I have sent with these comments a copy of the comments I sent in connection with the previous scoping meeting. They remain relevant to the current scoping effort.

In addition, I want to emphasize a few points here. I have confidence that the staff will address this process with its customary care and professionalism. However, it is my experience that we come to better outcomes when there are two sides to a conversation. Intrawest's views on the scope of the EIR/EA are shaped by its economic interests, and differ markedly from those of the community on whom the environmental impact of the project will be visited. It is the Mono County's responsibility to see that any project ultimately built on the Rodeo Grounds will benefit the entire community, rather than

allowing the developer to derive the principal benefits and imposing the costs on everyone else.

1. Impact on Views from Outside the Project. The proposed project has the potential of interfering with the scenic views outside of the project in two critical respects. The first concerns the height of the resort buildings. The proposal has set forth various heights at various times, and now contemplates 90 foot buildings. A principle attraction of the Rodeo Grounds site for this project is that it is located in a "view bowl", where buildings of reasonable height will not be visible from anywhere but Highway 128 along a stretch where the other visual landmark is the June Mountain parking lot. Thus, there is an easy way to mitigate the environmental impact of the project on scenic views: keep the height of the buildings such that they are not visible outside the bowl. The county should require that the EIR/EA include computerized renderings of the visibility of the proposed project from surrounding areas - e.g., to fishermen on Gull Lake, from June Lake Highlands, from Leonard St., etc. This suggestion has been made repeatedly over the course of the numerous community meetings over the years. To date, Intrawest has declined to undertake the analysis. Without it, I do not believe that assessment of the environmental impact of the proposed building heights is possible.

A second view related matter concerns the building lots along the ridge top separating the project from Gull Lake. In order to assess the environmental impact on scenic views the county should require that the EIR/EA include computerized renderings of the visibility of construction on these lots at the height limits proposed. Here again, the environmental impact can be mitigated by limiting building height limits that prevent homes constructed on these lots from being visible outside the Rodeo grounds view bowl.

2. Project Staging. As I understand the project, Intrawest has staged the project so that the resort portion is the last to be built and, with respect to which, Intrawest has made no commitment to build this stage. This form of staging, which turns the project into a series of options at the potential expense of the community, impacts the scope of the EIR/EA in at least two ways.

First, the project staging has an obvious impact on the balance between environmental impact and economic growth that should be a central concern of the county in this process. A project of this scale will have significant environmental impact regardless of efforts to mitigate. The county may be willing to accept this impact because of the potential economic benefits to the community. However, virtually all of the economic benefits result from the resort stage of the project, not the residential stages that Intrawest proposes to build first. In assessing the tradeoff between the environment and economic benefit, the county should require Intrawest to evaluate the alternative of building the resort first, rather than last. If Intrawest declines to do so, then the economic benefits of the project to the community are minimal, and no tradeoffs of environmental impacts should be accepted.

Second, the staging of the project has allowed Intrawest to ignore a critical gap in the Specific Plan. Many of the elements offered to mitigate environmental problems depend on rights to use June Mountain facilities that Intrawest does not have. For example, the site plan contemplates that foot traffic across Highway 128 will be mitigated by a gondola lift from the Rodeo Grounds. However, that lift cannot be built without the approval of June Mountain, which I understand that Intrawest has not obtained.

I do not understand how the environmental impact of a project can be assessed unless the sponsor has the rights

to undertake the mitigation efforts on which it relies. I do not know how to solve this problem. However, I do know that in approving an EIR/RA, the county cannot lawfully rely on mitigation efforts that the project sponsor lacks the legal right to deliver. As a result, I believe the county has to consider whether it can take into account any mitigation efforts that the sponsor cannot commit to provide. If, as I expect a court would hold, it cannot, the county should require that Intrawest obtain the rights to build its project before it asks the county to approve it.

3. The Rodeo Grounds Project and Climate Change. Since the last scoping effort concerning this project, the legal rules concerning the impact of a project on the climate have changed drastically. As well, the California Attorney General has made clear that he intends to intervene in the approval process in circumstances when a county has not addressed with sufficient care the project's impact on climate change. This issue is of particular consequence because the carbon footprint of the Rodeo Grounds project, whose visitors will overwhelmingly arrive by auto from a significant distance, will result in a substantial increase in total greenhouse gas production on the June Lake Loop. To my knowledge, nothing in the site plan addresses this issue. Additionally, I am not aware that the county staff has the expertise concerning climate change necessary to assess this element of the EIR/EA. In choosing a consultant for this project, the county should require demonstrated experience in climate change assessment. In particular, it may be necessary to retain a consultant with specialized expertise in climate change, in addition to the standard EIR/EA consultant. Certainly, a document produced without this expertise would be subject to criticism and challenge.

A final comment concerning climate change concerns the required determination that there is sufficient water for community build out. Because climate change means that

simple extrapolation of past experience is not valid, the standard water consultants are not qualified to make this determination. Again, it may be necessary to retain a consultant with the skills and experience necessary to assess the impact of climate change on water supply over the build out period. It will be difficult to defend a determination that is based on consultants who do not have the requisite expertise.

Thank you for considering my comments. If you have any questions concerning them, or if I can be of any other assistance, please do not hesitate to call upon me.

Sincerely,

Ronald J. Gilson

April 10, 2004

Community Development Department
Planning Division
PO Box 347
Mammoth Lakes, CA 93546

Re: Environmental Scoping Meeting – Intrawest
Rodeo Grounds Proposal

To whom it may concern:

I received an email alerting me to the cancellation of the June Lake CAC meeting and the scheduling of an Environmental Scoping Meeting on April 20, 2004. I very much appreciate the new procedure of providing email notice of such events. The email caught up with me while I was out of the country. Without it, I would not have been able to participate even, as is unfortunately the case, only by submitting written comments. Thanks for the successful effort to broaden the information distribution.

I understand that the scoping meeting is intended only to frame the breadth and coverage of the EIR/RA that will be prepared in connection with the Rodeo Grounds Proposal, rather than providing an occasion to debate the overall merits of the project. Nonetheless, determining the scope of the EIR/RA necessarily involves making sure that it covers all areas where the project may have a detrimental impact on the environment. Thus, my comments will largely focus on problems posed by the Rodeo Grounds Proposal that the Design Guidelines, Specific Plan and related documents do not adequately frame or do not mention at all. In my judgment, a substantial revision and expansion of these materials is necessary before they can provide an adequate foundation for determining the kind of EIR/EA appropriate to a project of this scale relative to the community in which it will be located.

My interest in the Rodeo Grounds Proposal reflects my commitment to the June Lake community. We have been spending summers in the June Lake area for 25 years and own a home at 3052 Highway 158. The June Lake community would benefit from a properly sized and planned resort development, and the Rodeo Grounds is in my view the best place for such a project.

Because of the length of the documents and the resulting length of my comments, I will first identify a number of general problems that appear throughout the documents. I then will turn to detailed comments keyed to document and section number. Please understand that these comments, while lengthy, are not exhaustive. The notice of the Scoping Meeting provided only a relatively short notice period given the length of the documents; the extent of my comments reflect that time constraint.

General Problems

A number of problems appear repeatedly throughout the documents. As a result, it may be helpful to identify them at the outset.

1. Absence of Consideration of the CAC-Developed Community Plan. Over a lengthy period, involving a large time commitment by both local community members and expert consultants, a set of design guidelines were prepared which, among other things, cover resort development on the June Lake Loop. IntraWest is familiar with this process; its representatives attended many of the meetings that I also attended. The documents that are the subject of the Scoping Meeting are striking in that I have not found a single reference to the community design guidelines. This presents a serious problem in using the documents as the basis of a scoping meeting. The community's design guidelines represent a careful assessment of the balance between the environment and resort development. I do not understand how the scope of the EIR/EA can be determined without reference to them. I would have expected that the Planning Department, which staffed the community design process, would have required the analysis that is so plainly missing.

2. Absence of Discussion of the Scale of the Rodeo Grounds Project. The Rodeo Grounds Project's primary environmental impacts result from its size: At capacity, several times the entire resident population of the June Lake Loop will be located within its boundaries. Unfortunately, no discussion of the project's scale appears within the documents provided. The problem has two elements.

First, it is impossible from the documents to understand the actual size of the project. While there is disclosure of the number of units, much of the project's ultimate environmental impact will be the result not of units of but of actual people on site. For example, water usage, emergency medical and fire assistance, increases in vehicular and pedestrian traffic on adjacent public roads, all depend on how many people the project will add to the community. I do not understand how the scope of the EIR/EA can be determined without a detailed understanding of how many people the project will put on site.

Second, the documents contain no discussion of alternative project sizes. The extent of many types of environmental impacts are not linear in relation to the size of the project, but instead increase radically when the project hits certain sizes. For example, the means to deal with increased pedestrian traffic may change dramatically with scale levels. Similarly, scale may be critical in assessing fire protection in a community served by a volunteer fire department. Thus, the documents should be revised to include a discussion of the potential scale effects of the project on the environment and a discussion of alternative sized projects so that non-linear effects can be taken into account in the environmental assessment.

3. Relation of the Project to the Local Community. Throughout the document reference is made to the value of the project to local residents. These benefits take two forms: providing housing that local residents can purchase; and providing recreational facilities.

With respect to the housing, I am quite skeptical of the extent to which the project will increase the housing stock available to permanent residents of June Lake. I understand that the average family income of Mono County residents is approximately \$40,000. Unless Intrawest intends to commit more than 60 units to low cost housing, I do not believe a substantial number of local residents will be able to afford to purchase the housing to be built on the Rodeo Grounds. If the statement that a benefit of the project is its increase in the housing available to permanent residents of June Lake is to be taken seriously, further documentation is necessary.

With respect to recreation, I simply have not found any discussion in the documents of what type of facilities will be made available to local residents. The only related reference was a statement that public meeting rooms within the project might, at the discretion of the developer, be made available to local groups. If this is all that is intended, the references to this subject should not be credited.

4. Impact on the Visual Environment. A central feature of the June Lake environment is its striking visual beauty. The Rodeo Grounds is an appropriate place for development precisely because it provides a visual bowl that can prevent the improvements from being seen outside the project area's immediate vicinity. As a result, scoping the project's environment impact requires discussion of the extent to which the project is visible from outside its boundaries. For example, the drawing of the single family home development on the east side of North Shore Drive appears to contemplate that homes can be built on the ridgeline. In addition to being inconsistent with the local design guidelines, siting buildings on the ridgeline results in visually polluting the entire Gull Lake and June Lake Village visual basin. Discussion of means by which the visual impact of the project can be contained within its basin – for example, by prohibiting building on the ridgeline and landscape screening of building on the north west side of Gull Lake -- should be added

5. Ambiguity of Design Specifications. Throughout the Design Specifications (“DS”), the standards are presented in ambiguous fashion. For example, the DS frequently say that design criteria should be “encouraged.” I do not know what this means. Who is to do the encouraging? What happens if Intrawest nonetheless does not implement the preferred criteria? Who has the ultimate discretion as to these design elements? As presently drafted, it is impossible to assess fully the impact of the DS on the environment because it is impossible to tell whether a wide range of specifications are required or merely precatory.

Specific Comments.

The following comments are keyed to particular sections of the documents provided.

Rodeo Ground Design Guidelines

1.1.1.3: The introduction specifies that county planning approval for changes in the design guidelines “shall not be unreasonably withheld.” This standard is too vague to be helpful. For example, in my view a change that imposes environmental costs should not be approved because of changes in market conditions. The standard would be better framed as “shall not be unreasonably withheld provided that any change does not adversely effect the community or environment.”

1.1.2.: This section states that the Rodeo Grounds will be a recreational attraction for local residents. Nothing in the Design Guidelines provide for local resident access to recreational facilities like swimming pools.

1.2.1.1: This section states that the project will have the capacity “to serve a large number of visitors.” Nowhere in the documents is the number of people that will be served by the project specified. Determining the scope of the project’s environmental impact without knowing the number of people involved is impossible.

This section also states that the project “will be conveniently connected to local commercial areas by a system of ... trails ...” At present, no existing trails link the project to the June Lake Village. Pedestrians would have to walk along Highway 158, which does not have a shoulder. Thus, for the section to be accurate, the developer would have to build the trail system to which the section refers. I have found nothing in the documents that explains how this trail system will be built.

1.2.1.2: No explanation for how design “diversity” will be maintained in the areas to be developed as single-family homes. Who will provide design review?

1.2.3.1: This section states that internal trails “will tie into the larger June Lake loop recreational trail network.” To my knowledge, no such network exists. This leaves unaddressed the problem of how pedestrian traffic resulting from the “large number of visitors” to the Rodeo Grounds referred to in section 1.2.1.1 will get to the June Lake Village or elsewhere in the area.

1.2.5.5: This section contemplates that large delivery trucks will service the project. Although unmentioned, large construction vehicles will require access to the Rodeo Grounds to build the project. In order to provide a proper scope for the environmental impact statement, the Design Guidelines should require that the developer assure that all service and construction vehicles will approach the project from Northshore Drive by means of the Oh Ridge turnoff.

2.1.1.5: This is the first place in which a design standard is expressed as merely precatory. Owners/Developers “are encouraged” to retain mature trees. This is not a standard. Who is encouraging this behavior? What happens if the recommendation is ignored? A preferable approach would specify that all mature trees will be retained unless a designated decision making body is persuaded that construction cannot reasonably be undertaken without removing a mature tree. For this purpose, additional

expense would not be sufficient justification. A more protective approach is contained in section 2.1.7.4.1.

3.1: The visual impact of the project outside its immediate view bowl is an important part of the project's environmental impact, yet the Design Guidelines make no reference to it and therefore are inadequate to support a proper scoping of the environmental impact statement. The introduction to building design standards would be an appropriate place to state a standard for restricting the visual impact of the project outside its view bowl. Just as section 3.1.2 states that "[a]ll buildings will be carefully massed, composed and oriented," the standards should also state that all reasonable efforts must be made to prevent the project from being visible other than from the portions of Highway 158 and Northshore Drive adjacent to the Rodeo Grounds. In particular, the Guidelines should prohibit buildings that extend above the ridge line, and should require screening through mature vegetation in other areas where buildings would be visible from outside the view bowl.

3.2.1: This section concerns single-family building design. As in the previous comment, restrictions should prohibit single-family homes extending outside the view bowl as a result of buildings extending above the ridge line.

3.2.5: This section makes reference, for what I believe is the first time, to a "Design Review Committee" that will have the power to approve certain window styles. In order to evaluate the extent to which this mechanism will adequately address environmental concerns, the guidelines should set out in detail how this committee will be chosen and the means, if any, by which its decisions are subject to review. This comment applies to other references to Design Committee Review elsewhere in this part of the Guidelines.

3.4.1.2: This section speaks to building massing, composition and orientation. As stressed in earlier comments, it should also address issues of visual impingement outside the project, including especially building height. This is particularly important because later sections, like 3.4.3.1, assume that problems of "building scale" can be addressed "by the interplay and arrangement of details." Building scale can only be addressed by directly considering the size and height of the buildings, which the Guidelines do not address. As a result, they are not suitable to provide a basis for setting the scope of the necessary environmental study.

3.4.7.1: This section is a good example of a recurrent problem in the Guidelines – total ambiguity. Storefronts should "create an exciting colorful setting" to stimulate "the recreation of shopping." If these words have actual meaning, I cannot understand it. A storefront can be colorful and in poor taste and be subtle and in good taste. Stimulating the recreation of shopping, if that phrase means anything at all, sounds vaguely manipulative. The result is that in this area and others the Guidelines have too little content to serve their purpose. Simple statements of what storefronts will look like and whose approval is required based on specified standards would support the effort to determine the scope of the necessary environmental inquiry.

4.1.2: This section also uses an “encouragement” standard. Again, this statement of conduct has no content. Similarly, the admonition that use of artificial stone “must be carefully considered” states no standards to govern the consideration, nor whose consideration is being addressed. If the Guidelines do not allow one to assess the nature of the project, then they cannot serve as a foundation for determining the scope of the necessary environmental inquiry.

4.1.7.6: This section mentions the overhead transmission lines for the first time, and here only to state that they are not subject to undergrounding requirements. Given their proximity to proposed residential dwellings, this conclusion appropriately comes after an environmental inquiry not before. As drafted, the statement assumes the outcome of an assessment of the state of the art learning on close exposure of humans to high levels of electromagnetic energy. Again, by simply assuming the issue away, the Guidelines are insufficient to support an appropriate scoping exercise.

4.1.8.3: This section uses the ambiguous “encouragement” formulation, now with respect to decorative manhole covers. No explanation is offered for not simply requiring them if they are desirable.

4.1.17.3: This section is perhaps the most ambiguous of any to this point. Fencing, we are told, should be “appropriate.” Again, the section makes no real effort to identify what is appropriate, nor to identify who will make that determination.

4.3.1: The project’s visual impact on the environment should also be addressed in connection with its lighting standards. As indicated in prior comments, the matter of the project’s visibility outside its view bowl should be a central factor with respect to lighting. A lighting pattern that obscures the night sky outside the immediate area of the project is an environmental matter that should be addressed directly in the Guidelines so that they can support an appropriate scoping process.

Missing entirely: The Guidelines do not address at all issues of noise pollution relating to activities on the Rodeo Grounds. Consideration should be given to the extent to which outside special events should be limited with respect to, for example, hours of operation and amplified music, in order to assure that the activities on the Rodeo Grounds do not impose increased noise levels on local residents outside the project.

Rodeo Grounds Specific Plan

1.2.1.b: This section states that the development “will provide varied residential opportunities to local residents” If the idea is that the project is consistent with the June Lake 2010 plan because it will provide housing opportunities to permanent residents of June Lake, both the number of units and the anticipated price should be specified, as well as how that price matches income levels of existing permanent residents. A fair reviewer would be appropriately skeptical of whether this commitment is serious; the prices charged by Intrawest in its Mammoth projects are dramatically beyond the

capacity of the average Mono County resident to purchase. If this commitment is to be taken seriously, some assessment of the match between prices and incomes of June Lake permanent residents is necessary and the impact of 60 units on the available housing supply for local residents given their average income level.

The same section specifies that residents and guests “will have unique access to .. the June Lake Loop.” As is the case elsewhere in the documents intended to support environmental scoping, there is no discussion of how these residents and guests will get from one part of the loop to the other. For example, no reference is made to the construction of trails between the project and June Lake Village.

1.2.1.e: Although this section states that “[t]he visual quality of the June Lake environment is a primary consideration of the Rodeo Grounds Specific Plan,” nowhere does the Specific Plan or Design Guidelines discuss the overflow of the Project’s visual impact outside the immediate view bowl. This is of special concern along two dimensions. First, no mention is made of the project’s apparent intention to build on the ridge line above Gull Lake so as to intrude on the Gull Lake and June Lake Village visual bowl, nor is there any mention of shielding buildings on the north west side of Gull Lake from view outside the project. Second, no mention is made of the fact that the unusual height of the buildings planned for the central portion of the project, will be plainly, and unnecessarily, visible from Highway 158. Since the Design Guidelines and Specific Plan do not address these issues at all, they can hardly serve as the foundation for setting the appropriate environmental review.

1.2.1.g: The Specific Plan states that trails on the Project grounds will connect “into the existing and future June Lake Area trail network.” This statement obscures, rather than highlights, the problem of pedestrian traffic spilling out of the Rodeo Grounds onto the local roads. At present, there is no existing June Lake Area trail network, nor do I understand that there is even an approved map of a future network. Thus, the Specific Plan needs to address the problem of pedestrian movement in order to support an environmental assessment of the issue. This single statement is insufficient to frame the necessary inquiry.

1.2.1.h: Here again the Specific Plan holds out the promise that the project is consistent with the June Lake 2010 plan because it “will provide local residents with numerous opportunities to participate in the proposed development and growth through property ownership....” No discussion is offered as to how this will occur given the limited number of below market units, the anticipated cost of the Rodeo Ground units and the average income of Mono County permanent residents.

1.2.3: In this section the Specific Plan appropriately highlights the relation between the Rodeo Grounds and June Mountain. For all practical purposes, the Rodeo Ground’s most important positive contribution to the community is that it may lead to an improvement in the facilities offered at June Mountain, especially with respect to lift improvements. For this reason, the overall environmental and economic impact of the project cannot be assessed independently of an actual commitment to the improvement of

June Mountain. For this reason, evaluation of the June Mountain Master Plan needs to be incorporated into the scoping process for the Rodeo Ground Project and, if appropriate, approvals of the two projects coordinated.

2.1.3: This section at least acknowledges that the ridgeline on the project's eastern border above Gull Lake can be seen from the Gull Lake visual basin and from June Lake Village. This recognition should, but does not, lead to design guidelines that prevent the project from spilling out of its own visual bowl.

2.2.2: This section acknowledges that lots on the eastern ridge will impinge on the Gull Lake and June Lake Village visual bowls. While the section states that building heights will be restricted to minimize visual impact, the proper answer is to prevent any visual impact by forbidding buildings on the ridge line that will be observable from Gull Lake and the Village. Such lots will still retain "spectacular mountain views" so that the viability of these sites will not be compromised by preventing the project from overflowing its view bowl.

5.1: In the general comments at the outset of this letter, I expressed concern that the documents provide no less dense project plans that would be environmentally less burdensome alternatives to the present plan. Since the point of the scoping process is to determine the scope of the environmental assessment of the project, it would be appropriate for the developer to provide alternatives against which the present proposal can be compared.

5.1: The information provided about the density of the project is simply insufficient to support a determination of the appropriate environmental assessment necessary for the project. First and most important, the Specific Plan speaks in terms of dwelling units rather than people. Dwelling units do not consume resources, generate pedestrian traffic, use water, require public safety personnel and the like – people generate this use of public resources. At no point does the Specific Plan specify the number of people that will occupy the Rodeo Grounds at any time of the year, so that the demands on local resources can be evaluated. This deficiency should be corrected before the scoping process is completed.

5.1: The amount of commercial area is specified as being between 20,000 and 50,000 square feet, a range of 2 ½ times. Because the environmental impact of commercial space is sensitive to its size, I do not understand how the nature of the inquiry can be scoped with that range of discretion.

Fire Protection Plan

While the June Lake Fire Protection District presumably will address the sufficiency of the Fire Protection Plan, it is nonetheless a necessary part of the environmental impact assessment. A fair reading of this document demonstrates that it simply does not address the problems presented by a project of the size of the Rodeo Grounds. The Plan states that the JLFPD's problem is not equipment but manpower. I

will leave the judgment of whether existing equipment is sufficient to fight a high-rise fire in buildings of the size contemplated by the Specific Plan. However, Fire Protection Plan itself demonstrates that the Rodeo Grounds project will make a difficult manpower situation even worse, while offering no suggestions about how to address it. The discussion describes a drop of approximately 54 percent in the number of volunteers from 1991 to 2004. Thus, the Project contemplates a dramatic increase in the residential and commercial footage for which the JLFPD is responsible without any increase in its manpower. To make matters worse, the addition of high-rise buildings to the JLFPD's area of responsibility will require, I imagine, substantial new training requirements for existing volunteers. The result of this new training will be to greatly increase the time burden on existing volunteers. It would hardly be surprising if the demand of a much greater time commitment will cause a further attrition among volunteers, thus exacerbating what this document acknowledges is a major problem.

The Fire Protection Plan does not address this problem. Accordingly, it cannot provide a basis for scoping the necessary environmental impact assessment. At a minimum, the Fire Protection Plan both has to address the potential that the construction of the Rodeo Grounds Project will require a non-volunteer Fire Department, and consider how such a change would be accomplished and financed.

Utility System Summary

The Utility System Summary deals with the availability of water for the Rodeo Grounds in less than two pages. Three deficiencies are apparent from even this cursory discussion.

The first is that the discussion considers only Diversion rights, not the actual availability of water to be diverted. That, in turn, relates to the second deficiency. The Summary's assessment of drawdown from June Lake is based on a 1981 study, a time when issues of the impact of climate change on weather was not on the horizon. I believe that the best current assessment of expected climate change in the Eastern Sierra predicts, among other things, a significant shift from snow to rain in the make up of total annual precipitation, as well as the chance of a significant drop in total annual precipitation. I do not imagine that an adequate assessment of the environmental impact of the Rodeo Grounds project can be made without a current assessment, in light of a thorough review of now existing scientific evidence on the expected impact of climate change, of the actual water resources available to June Lake. The discussion in the Utility system Summary does not help to determine the appropriate scope of the inquiry. Speculative extrapolations of half a foot a year draw down of June Lake based on 23 year old data is hardly an appropriate assessment of available water resources.

The third problem relates to the Summary's description of groundwater as a new source of water for the project. Since the groundwater system presumably supports lake levels at both Gull Lake and June Lake, this is not an alternative source. Ground water and lake water are part of the same local water system. Tapping it from a different location does not change that fact.

Conclusion

I understand that the Environmental Scoping Meeting is not directed at the pros or cons of the Rodeo Grounds project. But determination of the scope and content of the EIR/EA depends in important respects on the completeness and quality of the Specific Plan. As I hope these comments have shown, the Specific Plan is inadequate to the task of providing a foundation for the Scoping Meeting. I have no idea what the appropriate response to this problem is; perhaps the deficiencies in the Specific Plan can be addressed at the Scoping Meeting, and a final resolution on the scope and content of the environmental assessment of the project deferred until the Specific Plan can be brought up to an adequate level of both breadth and depth.

Thank you for your consideration of these lengthy comments. I genuinely wish that the quality of the documents had allowed shorter comments.

Sincerely,

Ronald J. Gilson

NATIVE AMERICAN HERITAGE COMMISSION

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NOV 29 2007

MONO COUNTY
COMMUNITY DEVELOPMENT

November 27, 2007

Mr. Scott Burns, Director

Mono County Department of Community Development/Planning Division

P.O. Box 347

Mammoth Lakes, CA 93546

Re: SCH# 2004042063: CEQA Notice of Preparation (NOP) draft Environmental Impact Report (DEIR) for Intrust Rodeo Grounds Specific Plan/June Lake Area, Mono County, California

Dear Mr. Burns:

Thank you for the opportunity to comment on the above-referenced document. The Native American Heritage Commission is the state agency designated for the protection of California's Native American cultural resources. The California Environmental Quality Act (CEQA) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR per CEQA guidelines § 15064.5(b)(c)). In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE),' and if so, to mitigate that effect. To adequately assess the project-related impacts on historical resources, the Commission recommends the following action:

- ✓ Contact the appropriate California Historic Resources Information Center (CHRIS). Contact information for the 'Information Center' nearest you is available from the State Office of Historic Preservation in Sacramento (916/653-7278). The record search will determine:
 - If a part or the entire (APE) has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded in or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the Native American Heritage Commission (NAHC) for:
 - * A Sacred Lands File (SLF) search of the project area and information on tribal contacts in the project vicinity who may have information on cultural resources in or near the APE. Please provide us site identification as follows: USGS 7.5-minute quadrangle citation with name, township, range and section. This will assist us with the SLF.
 - Also, we recommend that you contact the Native American contacts on the attached list to get their input on the effect of potential project (e.g. APE) impact. In many cases a culturally-affiliated Native American tribe or person will be the only source of information about the existence of a cultural resource.
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.

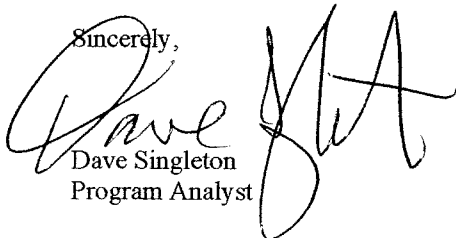
√ Lead agencies should include provisions for discovery of Native American human remains or unmarked cemeteries in their mitigations plans.

- CEQA Guidelines §15064.5(d) requires the lead agency to work with the Native Americans identified by this Commission if the Initial Study identifies the presence or likely presence of Native American human remains within the APE. CEQA Guidelines provide for agreements with Native American groups, identified by the NAHE, to ensure the appropriate and dignified treatment of Native American human remains and any associated grave goods.
- Health and Safety Code §7050.5, Public Resources Code §5097.98 and CEQA Guidelines §15064.5(d) mandate procedures to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

√ Lead agencies should consider avoidance, as defined in CEQA Guidelines §15370 when significant cultural resources are discovered during the course of project planning or execution.

Please feel free to contact me at (916) 653-6251 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Singleton". The signature is stylized with a large, looping "D" and a cursive "S".

Dave Singleton
Program Analyst

Attachment: Native American Contact List

Cc: State Clearinghouse

**Native American Contacts
Mono County
November 27, 2007**

Benton Paiute Reservation
Joseph C. Saulque, Chairperson
Star Route 4, Box 56-A Paiute
Benton , CA 93512
numic@gnet.com
(760) 933-2321
(760)933-2412

Big Pine Band of Owens Valley THPO
Bill Helmer, Tribal Historic Preservation Officer
P.O. Box 700 Paiute
Big Pine , CA 93513
amargosa@aol.com
(760) 938-2003
(760) 938-2942 fax

Big Pine Band of Owens Valley
David Moose, Chairperson
P. O. Box 700 Owens Valley Paiute
Big Pine , CA 93513
bigpinetribaladmin@earthlink.
(760) 938-2003
(760) 938-2942-FAX

Bishop Paiute Tribe THPO
Theresa Stone-Yanez, Tribal Historic Preservation
50 Tu Su Lane Paiute-Shoshone
Bishop , CA 93514
(760) 873-3584, Ext 250
(760) 873-4143 - FAX

Bridgeport Paiute Indian Colony
Charlotte Baker, Chairperson
P.O. Box 37 Paiute
Bridgeport , CA 93517
bicgovadm@yahoo.com
(760) 932-7083
(760) 932-7846 Fax

Mono Lake Indian Community
Charlotte Lange, Chairperson
P.O. Box 117 Mono
Big Pine , CA 93513 Northern Pauite
(760) 938-1190

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native American with regard to cultural resources for the proposed SCH#2004042063; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR for Intrustwest Rodeo Grounds Specific Plan; June Lake Area; Mono County, California.

November 26, 2007

**Mono County Planning Division,
Attn.: Intrawest Rodeo Grounds/ June Lake
Box 347
Mammoth Lakes, CA 93546
Dear Planning Division,**

RECEIVED

NOV 30 2007

**MONO COUNTY
COMMUNITY DEVELOPMENT**

We are NOT in favor of Intrawest Rodeo Grounds development.

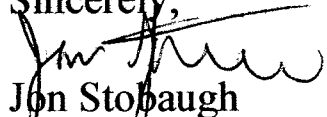
I am the son in law of an original owner (Robert Baker) of a cabin on Silver Lake. As a teenager he helped build the cabin with his step dad in the 1930's before a road was built on the north side of the lake.

I have been coming to this cabin for 40 years. The attraction to this community is its mountain quaintness. To experience the tranquility, majesty, and beauty of the mountains, lakes and streams is hard to express in words. The June Lake Loop has not changed much in these past 40 years. Some development has occurred in the Gull Lake area but all in all not much change, especially when compared to Mammoth Lakes area.

The project proposed by **Intrawest** at the Rodeo Grounds, would start the conversion of the June Lake Loop into a mini Mammoth Lakes. It would pollute our streams and lakes in the loop. Traffic and noise would dramatically increase. We would lose our quaint mountain experience. Let them continue to develop Mammoth and leave the June Lake Loop alone. Keep it special.

Our family and eventual owners on Silver Lake; Linda Baker Coffin, CA Coffin, Debbie Baker Stobaugh, and myself Jon Stobaugh all **OPPOSE** the Intrawest Rodeo Grounds development.

Sincerely,



Jon Stobaugh
227 Gabrielle Way
Redlands, CA 92374



ARNOLD SCHWARZENEGGER
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



CYNTHIA BRYANT
DIRECTOR

Notice of Preparation

November 20, 2007

RECEIVED

NOV 26 2007

MONO COUNTY
COMMUNITY DEVELOPMENT

To: Reviewing Agencies

Re: Intrawest Rodeo Grounds Specific Plan
SCH# 2004042063

Attached for your review and comment is the Notice of Preparation (NOP) for the Intrawest Rodeo Grounds Specific Plan draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

**Intrawest Rodeo Grounds/ June Lake
Mono County Community Development Department Planning Division
P.O. Box 347
Mammoth Lakes, CA 93546**

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Project Analyst, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2004042063
Project Title Intrawest Rodeo Grounds Specific Plan
Lead Agency Mono County

Type **NOP** Notice of Preparation

Description The project is proposed as a Specific Plan for a 90.2-acre parcel to allow development of up to 833 residential units/ lodging units (includes 87 workforce units) and 40,000 square feet of commercial space.

The applicant lists four key goals:

- 1) To create a sustainable resort, designed and operated for reduced impacts on local ecology and the global environment.
- 2) To create a family-oriented resort where a range of recreational opportunities foster multi-generational vacationing traditions.
- 3) To contribute to the economic and social well-being of the greater June Lake community.
- 4) To strengthen the relationship between June Mountain and the June Lake community.

Lead Agency Contact

Name Intrawest Rodeo Grounds/ June Lake
Agency Mono County Community Development Department Planning Division
Phone 760-924.1800 **Fax**
email ljohnston@mono.ca.gov
Address P.O. Box 347
City Mammoth Lakes **State** CA **Zip** 93546

Project Location

County Mono
City
Region
Cross Streets North Shore Drive
Parcel No.

Township	Range	Section	Base
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Proximity to:

Highways SR 158
Airports
Railways
Waterways June Lake, Gull Lake
Schools
Land Use

Project Issues Geologic/Seismic; Archaeologic-Historic; Wildlife; Other Issues; Air Quality; Noise; Aesthetic/Visual; Water Quality; Public Services

Reviewing Agencies Department of Conservation; Cal Fire; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 6 (Inyo & Mono Region); Native American Heritage Commission; California Highway Patrol; Department of Housing and Community Development; Caltrans, District 9; Regional Water Quality Control Bd., Region 6 (Victorville); Resources Agency

Date Received 11/20/2007 **Start of Review** 11/20/2007 **End of Review** 12/19/2007

NOT DISTRIBUTION LIST

County: NAVILU

SCH#

W V V Z V Z A V U U

Resources Agency

Resources Agency
Nadell Gayou

Dept. of Boating & Waterways
David Johnson

California Coastal Commission
Elizabeth A. Fuchs

Colorado River Board
Gerald R. Zimmerman

Dept. of Conservation
Sharon Howell

California Energy Commission
Paul Richins

Cal Fire
Allen Robertson

Office of Historic Preservation
Wayne Donaldson

Dept of Parks & Recreation
Environmental Stewardship Section

Reclamation Board
Mak Herald

S.F. Bay Conservation & Dev't. Comm.
Steve McAdam

Dept. of Water Resources
Resources Agency
Nadell Gayou

Conservancy

Fish and Game

Dept. of Fish & Game
Scott Flint
Environmental Services Division

Fish & Game Region 1
Donald Koch

Fish & Game Region 1E
Laurie Harnsberger

Fish & Game Region 2
Jeff Drongesen

Fish & Game Region 3
Robert Floerke

Fish & Game Region 4
Julie Vance

Fish & Game Region 5
Don Chadwick
Habitat Conservation Program

Fish & Game Region 6
Gabrina Gatchel
Habitat Conservation Program

Fish & Game Region 6 I/M
Gabrina Gatchel
Inyo/Mono, Habitat Conservation Program

Dept. of Fish & Game M
George Isaac
Marine Region

Other Departments

Food & Agriculture
Steve Shaffer
Dept. of Food and Agriculture

Dept. of General Services
Public School Construction

Dept. of General Services
Robert Sleppy
Environmental Services Section

Dept. of Health Services
Veronica Malloy
Dept. of Health/Drinking Water

Independent

Commissions, Boards

Delta Protection Commission
Debby Eddy

Office of Emergency Services
Dennis Castrillo

Governor's Office of Planning & Research
State Clearinghouse

Native American Heritage Comm.
Debbie Treadway

Public Utilities Commission
Ken Lewis

Santa Monica Bay Restoration
Guangyu Wang

State Lands Commission
Jean Sarino

Tahoe Regional Planning Agency (TRPA)
Cherry Jacques

Business, Trans & Housing
Caltrans - Division of Aeronautics
Sandy Hesnard

Caltrans - Planning
Terri Pencovic

California Highway Patrol
Shirley Kelly
Office of Special Projects

Housing & Community Development
Lisa Nichols
Housing Policy Division

Dept. of Transportation

Caltrans, District 1
Rex Jackman

Caltrans, District 2
Marcelino Gonzalez

Caltrans, District 3
Jeff Pulverman

Caltrans, District 4
Tim Sable

Caltrans, District 5
David Murray

Caltrans, District 6
Marc Birnbaum

Caltrans, District 7
Cheryl J. Powell

Caltrans, District 8
Dan Kopulsky

Caltrans, District 9
Gayle Rosander

Caltrans, District 10
Tom Dumas

Caltrans, District 11
Mario Orso

Caltrans, District 12
Bob Joseph

Cal EPA

Air Resources Board

Airport Projects
Jim Lerner

Transportation Projects
Ravi Ramalingam

Industrial Projects
Mike Tollstrup

California Integrated Waste Management Board
Sue O'Leary

State Water Resources Control Board
Regional Programs Unit
Division of Financial Assistance

State Water Resources Control Board
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality

State Water Resources Control Board
Steven Herrera
Division of Water Rights

Dept. of Toxic Substances Control
CEQA Tracking Center

Department of Pesticide Regulation

Regional Water Quality Control Board (RWQCB)

RWQCB 1
Cathleen Hudson
North Coast Region (1)

RWQCB 2
Environmental Document Coordinator
San Francisco Bay Region (2)

RWQCB 3
Central Coast Region (3)

RWQCB 4
Teresa Rodgers
Los Angeles Region (4)

RWQCB 5S
Central Valley Region (5)

RWQCB 5F
Central Valley Region (5)
Fresno Branch Office

RWQCB 5R
Central Valley Region (5)
Redding Branch Office

RWQCB 6
Lahontan Region (6)

RWQCB 6V
Lahontan Region (6)
Victorville Branch Office

RWQCB 7
Colorado River Basin Region (7)

RWQCB 8
Santa Ana Region (8)

RWQCB 9
San Diego Region (9)

Other

Last Updated on 11/19/07

Larry Johnston

To: Chris Elam

Subject: RE: Intrawest Rodeo Grounds Scoping Meeting

Chris - Actually, you are not too late as the written comment period on the Notice of Preparation will end on the 14th of December. But I will pass along this comment below to our consultants.

The public will also get other chances to comment on the SP and EIR once the Draft SP/EIR is released.

Sorry we won't see you at the meeting - have a great Christmas.

Larry J.

From: Chris Elam [mailto:celam@san.rr.com]

Sent: Friday, November 30, 2007 5:06 PM

To: Larry Johnston

Subject: Intrawest Rodeo Grounds Scoping Meeting

Larry;

At the last minute I find I will not make the upcoming Scoping Meeting and that I am too late to submit comments in writing. I had intended to submit this personally at the meeting which was actually your suggestion some few CAC meetings back.

This is not meant as part of the general attack on building heights mounted by others but is submitted in hopes Mono County and your Department can avoid the potential embarrassment and costs currently being experienced by the City of San Diego.

By way of background, Sunroad Development was allowed to build a 180 foot tall building close to Montgomery Airfield in spite of a Federal Aviation Administration (FAA) determination of a hazard. Cal Trans Aeronautical Division comments were also not followed. After much negative press the contractor is currently removing the top 20 feet of this new building and is suing the city. Further details may be found in past issues of the San Diego Union Tribune, probably on line.

Intrawest Rodeo Grounds Specific Plan Comment.

It is suggested that the Federal Aviation Administration (FAA) and Caltrans Aeronautical division be contacted relative to the proposed building height impact on Helicopter operations at the ski lift parking lot. This area is used for both emergency and non-emergency flights.

12/3/2007

Sorry I will miss this meeting. See you in January.

Regards
CGE



California Regional Water Quality Control Board Lahontan Region



Linda S. Adams
Secretary for Environmental
Protection

Victorville Office
14440 Civic Drive, Suite 200, Victorville, California 92392
(760) 241-6583 • Fax (760) 241-7308
<http://www.waterboards.ca.gov/lahontan>

Arnold Schwarzenegger
Governor

November 28, 2007

File: Environmental Doc Review
Mono County

RECEIVED
DEC 03 2007
MONO COUNTY
COMMUNITY DEVELOPMENT

Mono County Planning Division
Attention: Intrawest Rodeo Grounds/June Lake
Post Office Box 347
Mammoth Lakes, CA 93546
Fax (760) 924-1801

COMMENTS ON THE NOTICE OF PREPARATION FOR THE ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED INTRAWEST RODEO GROUNDS SPECIFIC PLAN, DEVELOPMENT OF 833 RESIDENTIAL LODGING UNITS AND 40,000 SQUARE FOOT COMMERCIAL SPACE, LOCATED ON BOTH SIDES OF NORTH SHORE DRIVE AND ADJACENT TO STATE ROUTE 158, NORHT OF THE JUNE MOUNTAIN SKI AREA, JUNE LAKE, MONO COUNTY

California Regional Water Quality Control Board, Lahontan Region (Water Board) staff has reviewed the Notice of Preparation dated November 14, 2007 for an Environmental Impact Report (EIR) on the above-referenced Project.

General Comments

The Regional Board has adopted a Water Quality Control Plan for the Lahontan Region (Basin Plan), which contains prohibitions, water quality standards, and policies for implementation of those standards. The Basin Plan is available on line at the Regional Board's Internet site at <http://www.waterboards.ca.gov/lahontan/>. The Project must comply with all applicable water quality standards and prohibitions of the Basin Plan.

Our comments are submitted in compliance with California Environmental Quality Act (CEQA) Guidelines §15096, which requires CEQA responsible agencies to specify the scope and content of the environmental information germane to their statutory responsibilities and lead agencies to include that information in the environmental document for their project. The State Water Resources Control Board (SWRCB) and the Water Board regulate discharges which could affect the quality of water of the State in order to protect the chemical, physical, biological, bacteriological, radiological, and other properties and characteristics of water which affects its use.¹ A number of activities associated with the project will apparently require permits issued by the SWRCB. The required entitlements may include:

¹ Water Code section 13050(g)

- Discharge of fill material - Clean Water Act (CWA) §401 water quality certification for federal waters; or Waste Discharge Requirements for non-federal waters, and
- Land disturbance - CWA § 402(p) stormwater permit (Construction Stormwater Permit)

Hydrology and Water Quality

The proposed Project involves the development of commercial and residential uses on currently vacant and undeveloped land. This development will alter the existing drainage patterns of rainfall absorption and surface water runoff, causing an increase in rates of stormwater discharge.

Urban development degrades water quality through a complex of interrelated causes and effects, which, unmanaged, ultimately destroy the physical, chemical, and biological integrity of the watersheds in which they occur. The primary potential adverse impacts of urban development projects on water quality are:

- the direct physical impacts to aquatic, wetland, and riparian habitat and other beneficial uses;
- generation of construction-related and post-construction urban pollutants;
- alteration of flow regimes and groundwater recharge as a result of impervious surfaces and storm drain collector systems; and
- disruption of watershed level aquatic functions, including pollutant removal, floodwater retention, and habitat connectivity.

These factors have historically resulted in a cycle of destabilized stream channels, poor water quality, and engineered solutions to disrupted flow patterns, culminating in loss of natural functions and societal values in the affected basins. The number and variability of the pathways through which water quality degradation can occur complicates analysis, but understanding how these pathways operate within the specific circumstances of this project is essential to effectively mitigating the adverse effects.

In order to evaluate the project regarding the above potential impacts, the Project must describe how it will avoid or minimize each potential cause of water quality degradation, what effects will remain unmitigated through project design, and the magnitude of the remaining adverse effects.

It must also address how hydromodification may result in substantial additional sources of polluted runoff, and promote recharge of poorer quality water or otherwise substantially degrade groundwater quantity or quality. Drainage channels should be avoided to minimize impacts, and any unavoidable impacts to these waters of the State must be mitigated. Mitigation must be identified in the EIR including timing of construction. Mitigation must replace functions and values of drainages lost. It is not sufficient to state that mitigation will be accomplished through permits acquired and that appropriate governmental agencies will be notified.

Additionally, please be sure that the EIR completely evaluates the potential cumulative impacts of the project considering other existing and potential projects.

Effective Stormwater Management

The EIR for this project must specifically identify features for both the short-term (construction) and the post-construction periods that will control stormwater on-site or prevent pollutants from non-point sources from entering and degrading groundwater. The foremost method of reducing impacts to watersheds from urban development is "Low Impact Development" (LID), the goals of which are maintaining a landscape functionally equivalent to predevelopment hydrologic conditions and minimal generation of nonpoint source pollutants. LID results in less surface runoff and less pollution routed receiving waters. Principles of LID include:

- Maintaining natural drainage paths and landscape features to slow and filter runoff and maximize groundwater recharge,
- Reducing the impervious cover created by development and the associated transportation network, and
- Managing runoff as close to the source as possible.

We understand that LID development practices that would maintain aquatic values could also reduce local infrastructure requirements and could benefit energy conservation, air quality, open space, and habitat. Many planning tools exist to implement the above principles, and a number of recent reports and manuals provide specific guidance regarding LID. These principles can be incorporated into the proposed project design.

Natural drainage patterns must be maintained and/or restored to the extent feasible. Designs that use vegetated areas for stormwater management and infiltration on-site are preferable and are the most effective means of filtering sediment and pollution, and regulating the volume of runoff from land surfaces to adjacent washes.

Minimum-disturbance activities (such as preservation of vegetation and grade) protect and preserve the natural drainage system. They emulate and preserve the natural hydrologic cycle, moving stormwater slowly over large permeable surfaces to allow it to percolate into the ground. In addition, preservation and minimum-disturbance activities may be more cost effective than revegetation practices or structural controls, especially long-term. Design features of future development should be incorporated to ensure that runoff is not concentrated by the proposed project, thereby causing downstream erosion. Storm drain systems do not promote the same beneficial uses as a natural ecosystem.

Thank you for the opportunity to comment on your project. If you have any questions regarding our comments, please contact me at (760) 241-7376, or e-mail me at mhakakian@waterboards.ca.gov.

Sincerely,



Mack Hakakian, PG
Engineering Geologist

MH/rc/CEQA comments/June Lake-Intrawest Rodeo Grounds

Mo/ky

U. S. DEPARTMENT OF AGRICULTURE

FOREST SERVICE

PACIFIC SOUTHWEST REGION

INYO NATIONAL FOREST

ENVIRONMENTAL ASSESSMENT
FOR THE
RODEO GROUNDS
LAND EXCHANGE
IN MONO COUNTY, CALIFORNIA

RESPONSIBLE OFFICIAL:

Paul F. Barker
Regional Forester
630 Sansome Street
San Francisco, California 94111

For Further Information Contact:

Bill Bramlette
District Ranger
Mono Lake Ranger District
P.O. Box 429
Lee Vining, CA. 93541
(619) 647-6525

Randy Karstaedt
Realty Specialist
USFS Supervisors Office
873 N. Main Street
Bishop, CA. 93514
(619) 873-5841

Abstract: Mammoth Mountain Ski Area has proposed a land-for-land exchange with the Forest Service whereby the United States will acquire approximately 1,935 acres in exchange for 90.25 acres of National Forest land. Recalculation of the acreage of the parcels analyzed indicates that the Federal lands total 89.76 acres and the non-Federal lands total 1938.13 acres. This assessment discusses the effects of implementing this action.

3. It will add more stream, wetlands, and grazing habitat to the Federal estate than any of the other alternatives and will provide for National Forest management thereof.
4. Based upon the evaluation criteria of the EA, it is the environmentally preferred alternative.
5. Alternative A best consolidates Federal ownership of isolated private land within the Mono Basin National Forest Scenic Area.


I have determined through the environmental analysis that this is not a major Federal action significantly affecting the quality of the human environment, therefore, an Environmental Impact Statement is not required. This finding of no significant impact is based on the following criteria discussed in detail in the EA.

1. Approximately 85 additional acres of wetlands within the Scenic Area would be exchanged into Federal ownership.
2. No threatened or endangered plant or animal species within the exchange area would be affected by this proposal.
3. There are no significant cultural resources within the affected area.
4. No significant adverse environmental effects on natural resources, including cumulative effects, are associated with this proposal.

The appraisal approved by the review appraiser is accepted for agency use.

This project is in accordance with NEPA Implementing Regulations, 40 CFR 1509.27 and with the goals, objectives, and management direction of the Inyo National Forest Land and Resource Management Plan (8/88). Project implementation will begin immediately. This decision is subject to administrative review and appeal pursuant to 36 CFR 217.3. Notice of appeal must be filed with the Chief, USDA Forest Service, P.O. Box 96090, Washington, D.C. 20090-6090 on or before 45 days from the date of this decision.

Questions regarding this decision should be sent to Heather Harvey, Inyo National Forest, 873 North Main St., Bishop, California, 93514.


RALPH L. BAUMAN
Acting Director, Lands and
Real Estate Management
Pacific Southwest Region

9-28-89
Date

DECISION NOTICE
AND
FINDING OF NO SIGNIFICANT IMPACT

Concerning the
Environmental Assessment
for the

RODEO GROUNDS LAND EXCHANGE

Mono County, California
U.S.D.A. Forest Service
Inyo National Forest
Mono Lake Ranger District
Mono Basin National Forest Scenic Area

An Environmental Assessment (EA) that discusses a proposed land-for-land exchange of 89.76 acres of Inyo National Forest land for 1,938.13 acres of non-Federal land, owned by Mammoth Mountain Ski Area, has been completed. The EA is available for public review at the Mono Lake Ranger District office at Lee Vining and the Inyo National Forest Supervisor's Office at Bishop, California.

Based on the analysis and evaluation described in that EA, it is my decision to adopt Alternative A, to exchange the Federal and non-Federal parcels as proposed, with the following stipulation:

Title to the non-Federal land identified in the EA as the "Boy Scouts/Log Cabin Mine" parcel will be accepted only after the land exchange proponent can provide the Forest Service with reasonable assurance that the hazardous materials concerns, as documented in the EA, have been adequately mitigated, and that further hazardous material evaluation/clean-up work will not be necessary. Such reasonable assurance will be documented in the form of a letter from the Mono County Health Department stating that the hazardous materials concerns on the subject parcel have been adequately evaluated and mitigated in accordance with State/local regulations and requirements, and that the Health Department will require no further site evaluation for, or clean-up of, hazardous material on the parcel.

I have decided to implement Alternative A, subject to the above condition, based upon the following:

1. It provides consistency with management direction and guidelines set forth in the June Lake General Plan and the Inyo National Forest Land Management Plan for purposes of providing land for community expansion.
2. It best addresses the issues and concerns. The net resource benefit of Forest Service acquisition of the offered lands is greater than the benefit received by retaining the exchange parcel.

I. PURPOSE AND NEED FOR ACTION

A. BACKGROUND

Mammoth Mountain Ski Area (MMSA) has proposed a land-for-land exchange under the authority of the General Exchange Act of March 20, 1922, 1/ with the USDA Forest Service. The proposed exchange would convey 90.26 acres of National Forest System land known as the "Rodeo Grounds parcel" into private ownership in exchange for Federal acquisition of 1,935 acres of private land located within and adjacent to the Mono Basin National Forest Scenic Area (see maps 1 and 2 on the following pages).

Previous June Lake Loop planning efforts have identified the need for private acquisition of the Rodeo Grounds land from the United States for the purposes of community expansion and development (Inyo National Forest Land and Resource Management Plan, 1988, page 167). This Rodeo Grounds land exchange has been supported by the Mono County Board of Supervisors. At least one other attempt by a potential developer has been made to acquire the subject land within the past five years. The Forest Service denied that land exchange proposal, stating that the non-Federal land offered in the exchange was of low priority in terms of acquisition for National Forest purposes. 2/

The purpose of this environmental analysis is to respond to the land exchange proposal by evaluating both the proposal and other alternatives, including that of "no action". It will provide a basis for determining whether to proceed with the proposed exchange.

B. PUBLIC SCOPING AND COMMENTS

A Forest Service interdisciplinary team of resource specialists considered public input to develop key issues relating to the proposed exchange.

Public comment was solicited through two public meetings (August 30 and 31, 1988) to identify issues and concerns, and by notification in the local newspaper (Review-Herald) in December, 1988, and January, 1989. Six different public comments were received during the scoping process and are discussed in Appendix B. Most of the comments received were related to process and analysis questions and not to specific issues to be addressed in this analysis.

1/ The Act of March 20, 1922 (42 Stat. 465; 16 U.S.C. 485) as amended by the Act of February 28, 1925 (43 Stat. 1090; 16 U.S.C. 486), the Act of June 11, 1960 (74 Stat. 205; 5 U.S.C. 5112), and the Act of October 21, 1976 (90 Stat. 2734; 43 U.S.C. 1716).

2/ Decision Notice for Cedar Hill parcel issued by Forest Supervisor Dennis Martin (Inyo NF) and R.M. Nelson (Toiyabe NF) on January 22, 1987, on file at Mono Lake Ranger District.

C. ISSUES AND CONCERNS

The primary management concerns identified by the Forest Service and public issues are as follows:

1. Planning Direction

Is the proposed land exchange consistent with goals, directives and objectives of the Inyo National Forest Land Management Plan?

2. Wildlife/Deer Migration

What will be the effects upon the migration route of mule deer from potential development of the Rodeo Grounds parcel?

What will be the level of disturbance to summer deer use and fawning habitat?

3. Land Uses

What will be the net natural resource benefit of Federal acquisition of the non-Federal lands within the Scenic Area as opposed to disposing of the Rodeo Grounds parcel into private ownership?

How will land ownership patterns be affected?

What land title restrictions will be placed on the lands involved in trade?

4. Water/Hydrology and Soils

What are the potential adverse effects to water quality and disturbance to the soil resources?

5. Recreation

What effects upon recreational uses within the June Lake Loop Area will occur as a result of exchanging the Rodeo Grounds?

How will recreational use of private property within the Scenic Area change if they become public lands?

6. Hazardous Materials

Hazardous, and potentially hazardous, materials have been found at the Log Cabin Mine, one of the parcels of non-Federal land offered to the Forest Service in the proposed exchange. The exchange proponent has offered to clean up and remove those types of materials from the property prior to conveyance of title to the United States.

What standards should be established for site clean-up work so that the Forest Service can be reasonably assured that it won't be acquiring a public liability for future clean-up of hazardous materials after the United States acquires title to the parcel?

II. ALTERNATIVES

This section describes the alternatives considered by the interdisciplinary team.

A. Alternatives Considered

Alternative A - Exchange Acreage as Proposed (90.26 acres)

This alternative would exchange 1,935 acres of private land within the Mono Basin National Forest Scenic Area for 90.26 acres of Federal land adjacent to June Mountain Ski Area known as the Rodeo Grounds. This would be a land-for-land exchange of approximately equally-valued Federal and non-Federal lands, as determined by an independent appraisal of those lands.

Alternative B - Upper Gull Lake Village Alternative (approx. 20 ac.)

This alternative was developed in the June Lake Loop General Plan of 1974. Although a new June Lake Plan update is presently being prepared, the general direction set forth in the 1974 Plan addresses land uses in relation to the Rodeo Grounds parcel. Approximately twenty acres in four small parcels are identified for potential community development within the general vicinity of Rodeo Meadows.

This alternative would exchange an estimated twenty acres within the Rodeo Grounds parcel for private parcels of equal value within the Scenic Area. Key resource areas needed for protection of archaeological values and maintenance of wildlife habitat in the meadow would remain in Federal ownership.

Alternative C - No Action

This alternative would allow all land to remain in its present status. No conveyance of Federal land would take place. Acquisition of available private lands within the Scenic Area would be attempted through other land exchanges or means.

B. Other Alternatives Considered But Eliminated From Further Analysis

An original exchange proposal of 100+ acres within the Rodeo Grounds and the immediate vicinity of Gull Lake was eliminated from detailed study because adequate protection could not be afforded to important resource values. This 100+ acres included a significant visual view zone adjacent to Gull Lake, a cultural resource site and an important meadow area for wildlife habitat within the proposed boundary. The interdisciplinary (I.D.) team determined that these sensitive resources would best be protected and managed if these areas remained in Federal ownership.

The interdisciplinary team eliminated an alternative of purchasing the 1,935 acres within the Scenic Area from further analysis. Funds to purchase private parcels are presently not available and appropriated monies for purchases in the foreseeable future will be

very limited. Trade or exchange of land is the process preferred by the Forest Service to consolidate landownership patterns within the Scenic Area.

III. AFFECTED ENVIRONMENT

This section describes the environmental components within the project proposal that would be affected by the alternatives if implemented.

A. DESCRIPTION OF LANDS PROPOSED FOR EXCHANGE

1. Federal Lands: The Rodeo Grounds

The Rodeo Grounds parcel is located north of the June Mountain Ski Area between Gull Lake and State Highway 158 within Section 15, T2S, R26E, MDM. The size and configuration of the proposed Rodeo Grounds parcel resulted from a field assessment by Forest Service resource specialists. Various areas were omitted from the proponent's original proposal of over 100 acres in order to protect scenic and natural resource values of the area. The meadow adjacent to the parcel's west boundary, known as Rodeo Meadow, was excluded to retain its wildlife habitat values. Archaeological resources have also been excluded from the parcel to maintain the integrity of known sites. The eastern boundary of the proposed parcel was adjusted to conform to natural topographic features and to retain visual quality objectives of the Gull Lake viewshed and its walk-in boat launch site on National Forest land.

The topography is characterized by gently rolling slopes in the central portions and steep terrain to the northwest. Elevations range from 7520 feet to 7760 feet. The primary vegetation types within the parcel are a mixture of sagebrush, bitterbrush and mountain mahogany species and a quaking aspen/willow type found in large groves. Sparse stands of Jeffrey pine and western juniper are the dominant tree species throughout the Rodeo Grounds area.

The United States will reserve a floating easement for Forest Development Road 2S85 to the Gull Lake boat ramp and reserve the right to explore and develop all geothermal, steam and associated geothermal resources. No easement or any other interest will be reserved for Forest Road 2S27 within the parcel.

2. Non-Federal Lands: Private Lands Within and Adjacent to Mono Basin National Forest Scenic Area

The eighteen parcels comprising the 1,935 acres of non-Federal lands are described in Exhibit "A". The California Wilderness Act of 1984 established the Mono Basin National Forest Scenic Area (MBNFA). That legislation and the Forest Service's subsequent Private Land Development Guidelines for the area imposed numerous restrictions on the development of private lands within the Scenic Area boundary. Most of the eighteen parcels of non-Federal lands were acquired by the exchange proponent from landowners who wanted to sell their land because of the development restrictions. All eighteen parcels are within or adjacent to the MBNFA.

The topography of the parcels ranges from flat, brush covered terrain near Mono Lake to moderately steep slopes with pine vegetation in the eastern portion of the MBNFSA. The parcels are situated south of State Highway 167 (Pole Line Road) adjacent to Mono Lake; northwest of Lee Vining near State Highway 395; south of Mono Lake between the shoreline and State Highway 120; west of Mono Craters; and south of Simons Springs. The Log Cabin/Boy Scout Parcel is located north of Mono Dome and consists of high elevation conifer and brush species on moderately steep terrain.

B. LANDOWNERSHIP PATTERNS AND LAND VALUES

The proposed land exchange would convey title to one parcel of National Forest land totalling approximately 90.26 acres to Mammoth Mountain Ski Area in exchange for Federal acquisition of eighteen parcels of private lands totalling 1,935 acres.

Preliminary estimates of the fair market values of these parcels indicate that the Federal lands and non-Federal lands in the proposed exchange will be nearly equal in value.

C. VEGETATION

Taylor (1987) describes three principal vegetation types in the Rodeo Grounds and vicinity: chaparral/sagebrush shrub, aspen/willow, and Jeffrey pine/juniper. Chaparral/sagebrush shrub is the most dominant. According to a sensitive plant survey performed by a consulting biologist for Mammoth/June Ski Resort in 1987, no threatened or endangered plant species are known to occur within the Rodeo Grounds (Bagley, 1988).

Five vegetation types occur on the Scenic Area parcels proposed for exchange: sagebrush-bitterbrush-rabbitbrush, greasewood, alkaline meadow, aspen-cottonwood-willow, and pinyon-juniper. Four of the parcels (St. Vincent's, DeChambeau-320 acres, and both Clover portions, have populations of a sensitive plant species, Mono buckwheat (Eriogonum ampullaceum), as inventoried during a 1986 survey by a district wildlife technician. This information is on file with the California Natural Diversity Data Base.

D. WILDLIFE AND RANGE HABITAT

An independent study on mule deer migration was conducted in the Fall of 1988 to determine specific locations and the amount of migratory deer use within the Rodeo Grounds area (Taylor, 1988). The results of this study are included in the project file for this environmental assessment. An estimated 1,100 deer summer primarily in the vicinity of June Lake and Lee Vining, arriving in May and June each year. Fall migration begins in October during the first snows and the deer typically use the same migration routes to return to the winter range in southeastern Mono County.

A track count survey was conducted along a fixed route to identify deer travel routes or areas of deer concentration. Localized deer movements within and adjacent to the Rodeo Grounds area occurred on a daily basis primarily between the sagebrush/chaparral areas and meadow areas. Data from the track counts indicate little migration occurs through the Rodeo Grounds and the immediate surrounding area. An estimated total of nine deer migrated through the study area during the Fall of 1988. Track count data also revealed that an additional nine deer summered within and adjacent to this area.

A wildlife survey was conducted in August of 1987, with an emphasis on spotted owl, goshawk, carnivores and mule deer (Taylor 1987). The migration study undertaken in 1988 yielded no information on goshawks, spotted owls, or any of the special interest carnivores (Taylor, 1988). The 1987 survey indicated the presence of raccoon, bobcat, coyote, and a number of small rodents. Nests of hairy woodpecker and red-breasted sapsucker were found in aspen stands. Both of these are Inyo National Forest management indicator species. According to these recent surveys, there are no threatened or endangered wildlife species known to occur in the Rodeo Grounds parcel.

The Rodeo Grounds parcel provides habitat primarily for sagebrush scrub species. Small stands of willow and aspen create diversity and provide habitat for riparian oriented species.

Wildlife information for the non-Federal parcels is based on observation records published by Gaines (1988), by mammal trapping conducted by Harris (J. Harris, pers. comm.) and by records maintained by the Mono Lake Ranger District. These parcels provide habitat for sagebrush-grassland and riparian species. The riparian habitat is more extensive and diversified than at the Rodeo Grounds, and the sagebrush habitat is of comparable value.

The 320-acre DeChambeau Ranch Parcel has high value to wildlife because of the ponds which provide breeding and foraging habitat for a wide variety of water birds, including mallard, cinnamon and green-winged teal, gadwall, Virginia rail, and sora. The ponds and nearby meadow also attract the more infrequent and rare visitors, including black-crowned night heron, white-faced ibis, ring-necked duck, and parasitic jaeger.

The Draper and Clover Parcels also have high value as wildlife habitat because they encompass streamside vegetation. A small but unquantified percentage of the Mono Lake deer herd moves through the Mill Creek corridor (Draper Parcel) during spring and fall migration. Deer have also been seen on and near the Clover Parcels on Rush Creek.

Although there is no range allotment within the Rodeo Grounds parcel, domestic livestock grazing does occur on numerous private parcels within the Scenic Area. Options for managing grazing forage will be determined by the final Comprehensive Plan for the Mono Basin National Forest Scenic Area.

E. WATERSHED, HYDROLOGY AND SOILS

The June Lake area and Rodeo Grounds parcel receive less than fifteen inches of precipitation annually. Soils are derived from glacial outwash and moraine material in place from the granitic bedrock. The water table is at least 20 feet in depth and nearly all precipitation occurring on the site infiltrates to be used by the vegetation or to percolate to the ground water table. Very little runoff occurs from the parcel. The non-Federal parcels in the Scenic Area have similar soil and water characteristics.

There are no perennial or ephemeral streams associated with the Rodeo Grounds parcel. A spring on the southern edge of the parcel produces approximately 50 gallons per minute and supplied water for an old schoolhouse on the property. Excess water flows through a culvert under the road and into Reversed Creek. There is an ephemeral stream associated with the meadow complex immediately adjacent (westerly) to the parcel. Its flow is less than 50 gallons per minute during runoff events and less than 10 gallons during the remainder of the year.

The affected watershed and hydrology components within the non-Federal parcels are detailed in Appendix "C". Resources include Wilson Creek, Mill Creek and numerous springs on several parcels which provide reliable flows for wildlife, aquatic habitat and for irrigation. Rush and Walker Creeks create a lush riparian zone along portions of the Clover Parcel. Water rights could be asserted on some parcels for riparian needs.

F. AIR QUALITY

The Great Basin Unified Air Pollution Control District has no air quality information for the June Lake area. The District plans to monitor the air quality of the community in the near future to assess any pollutant levels.

On the non-Federal lands they do have monitoring stations at Lee Vining because of dust concerns related to Mono Lake. The Shipley and St. Vincent parcels receive an occasional dust event originating from the relict lands of Mono Lake.

G. FISHERIES

There are no known fisheries in the spring which originates on the Rodeo Meadows parcel. There is an aquatic resource which does exist within the spring habitat and supports macroinvertebrates. This habitat is somewhat rare in the area.

On the non-Federal lands, Rush, Mill, Walker and Wilson Creek all either support a fishery or have the potential to support a fishery. The direction for management of these parcels will be set forth in the Mono Basin National Forest Scenic Area Management Plan and Environmental Impact Statement. Draft Plan direction is for maintenance or enhancement of the riparian zones and the aquatic resource.

H. VISUAL RESOURCES

The Rodeo Grounds parcel is located due west of Gull Lake and occupies a rolling, brush covered landscape with scattered Jeffrey pine and rock outcroppings. Approximately 35 acres of the parcel are located within the foreground zone of State Highway 158, which forms its southern boundary. The parcel is located directly across from the June Mountain Ski Area base facility and parking area.

Key viewpoints of the parcel are from State Highway 158, Gull Lake and the adjacent recreation sites, and from June Lake Village. The total area is also visible from the lodge of June Mountain Ski Area. Only a small portion of the project area is seen from Gull Lake along the northeast edge. This area is located approximately 1/3 to 1/2 mile from the lake. Much of the area to the north of the parcel is visible only from the higher elevation along Highway 158 in the June Lake Village.

Detailed descriptions of the visual resources for the Mono Basin Scenic Area parcels are included in Appendix "D". General descriptions range from middleground zones with Partial Retention Visual Quality Objectives to foreground zones having significant visual attraction along state highways and within stream corridors.

I. CULTURAL RESOURCES

The Rodeo Meadows parcel was inventoried for cultural resources in August, 1984; by the Forest Service archaeologist. A single historic property, recorded as Site 05-16-51-590, has subsequently been excluded from the proposed exchange boundaries. The prehistoric deposit was tested for depth in July of 1987 and was found to have a minimum depth of 70 cm. The high information potential of this site appears to meet the criteria for eligibility to the National Register of Historic Places, but this has not yet been determined.

J. RECREATION

The summer season is the dominant component of the June Lake Loop economy; however, it is anticipated that recent improvements to the June Mountain Ski Area will improve the winter economy. Public and private campgrounds during the summer months operate near full capacity, while overnight accommodations in the winter fall short of adequate lodging by approximately 600 beds.

The Gull Lake walk-in boat launch site and picnic area is located directly east of the Rodeo Grounds. This facility provides shoreline access to the west side of the lake and accommodates fishing and day use activities. Forest Development Road 2S85 traverses the eastern portion of the parcel and is the primary visitor access to the area and the lake.

Recreational opportunities within the Scenic Area parcels will be deferred to the Comprehensive Management Plan for the Mono Basin National Forest Scenic Area. The potential for any additional

campground or interpretive facilities on newly acquired parcels will be identified in this plan and will conform to the Forest-wide standards and guidelines (Inyo N.F. Land Management Plan, 1988).

K. LAND USES AND PLANNING

The June Lake General Plan of 1974 is a joint planning document of Mono County and the U.S. Forest Service which specifies management direction and guidelines for the June Lake Loop area. The Rodeo Grounds area is identified in the General Plan as a parcel that should be transferred into the private land base for community expansion purposes. The 1974 General Plan identified an area of approximately twenty acres. A current draft update of this plan proposes expanding the private land base that encompasses a larger area of about 100 acres to accommodate additional residence and visitor facilities. The Mono County Planning Department is currently trying to consolidate all master planning efforts in the Rodeo Grounds and adjacent West Village areas of the June Lake Loop.

On January 10, 1989, the Mono County Board of Supervisors passed Resolution 89-08 in support of the proposed land exchange.

The exchange proponent has not included any plans for development or use of the Rodeo Grounds parcel as part of this land exchange proposal. It is, therefore, beyond the scope of this analysis to evaluate the effects of any long-term use or development of that parcel, since such analysis would be based on mere speculation. Rather, procedures pursuant to the California Environmental Quality Act (CEQA) and the Mono County planning process provide the opportunity for public review and evaluation of specific development proposals when they are made. It is that process which is the most appropriate forum for determining the environmental effects and appropriate mitigation measures which might be needed as a result of use and development of the parcel. The current analysis will address the direct environmental effects of the exchange of title to the Federal and non-Federal lands.

There is an old schoolhouse on the Rodeo Grounds. The exchange proponent has acquired it from the local school district and it is not a part of Federal property to be conveyed in this proposed exchange.

The Rodeo Grounds parcel is crossed by many dirt roads and two major transmission lines. A cable television line and a 12kv distribution line also occur overhead.

L. HAZARDOUS MATERIALS

Hazardous materials, and materials of unknown identity which could possibly be classified as hazardous, have been discovered on the non-Federal parcel known as the Log Cabin Mine (see Appendix A, Parcel #16). There are three distinct categories of concern relative to hazardous materials on this parcel:

IV. ENVIRONMENTAL CONSEQUENCES

This section is the basis for the comparison of alternatives. Long-term and short-term tradeoffs, cumulative effects and commitment of resources are addressed. Direct and indirect effects are changes from the present situation.

A. EXCHANGE PARCELS

Under Alternative A the exchange would create an increase in National Forest system lands of 1,845 acres. A lesser amount of Federal land would be acquired under Alternative B, depending on the value of the parcels exchanged. No changes in ownership would occur under Alternative C.

B. LANDOWNERSHIP PATTERNS AND LAND VALUES

Under Alternative A, private land inholdings within the Scenic Area would be reduced by 1,935 acres, significantly reducing the number of common land line boundaries between Federal and non-Federal ownerships in the Scenic Area. MMSA acquisition of the Rodeo Grounds parcel via the proposed exchange would result in the addition of ninety acres to the private land base in the June Lake Loop.

Alternative B would also reduce private land inholdings within and adjacent to the Scenic Area, but to a lesser degree than proposed under Alternative A. Approximately twenty acres would be exchanged into the private land base in June Lake under this alternative.

Alternative C, No Action, would have no impacts to existing landownership patterns and Federal/non-Federal common land line boundaries.

All of the lands in this proposal are located within Mono County and little, if any, immediate impact to the County's real estate tax base would result from the exchange. Long term impacts to the tax base would be dependent upon actions beyond the land exchange in relation to zoning ordinances, assessed valuation and unforeseen changes in the use of the Rodeo Grounds parcel after it is conveyed to Mammoth Mountain Ski Area.

C. VEGETATION

The opportunity to obtain parcels with a sensitive plant species, Mono buckwheat (Eriogonum ampullaceum), would be achieved under Alternative A and to a lesser degree with Alternative B, depending on which parcels (St. Vincent, DeChambeau or Clover) are acquired. Protection of this plant species under Federal ownership would be realized if any of these parcels are acquired. No special protection would be afforded to sensitive plants under Alternative C as they would remain in private ownership.

D. WILDLIFE AND RANGE HABITAT

As there is minimal deer migration through the Rodeo Grounds area, the proposed land exchange is not anticipated to have a direct impact upon migration.

E. WATERSHED, HYDROLOGY AND SOILS

Under Alternatives A and B, the Forest Service would acquire several miles of streamcourse within the Scenic Area. Wetlands and lakeshore property would also be acquired within the DeChambeau Parcel and in the Mill Creek portions of the Draper Parcel. The spring adjacent to the old schoolhouse on the Rodeo Grounds parcel would become private ownership under Alternative A. Approximately eighty-five acres of wetlands would be acquired in Alternative A, and a lesser amount in Alternative B depending on which parcels are acquired.

Other direct and indirect effects to the soil and surface vegetation will be minimal until specific development proposals are implemented. No changes would occur to the soil resources within the Scenic Area parcels.

F. AIR QUALITY

No effects on the quality of air are anticipated within the exchange boundaries as a result of this proposal. The air quality and low pollutant levels in the area are not expected to change if any of the proposed alternatives are selected.

G. FISHERIES

The federal government would acquire additional fisheries habitat under Alternative A and to a lesser extent under Alternative B with the acquisition of portions of Rush, Mill, Walker and Wilson Creeks. The aquatic resource and riparian habitat within the Scenic Area parcels would become available for enhancement and improvement.

H. VISUAL RESOURCES

Under Alternative A, the 90 acres within the Rodeo Grounds would be open for development within the constraints placed upon the site by powerline and highway easements and zoning requirements that call for at least 25% of the land to be left as open space. If the parcel is exchanged into private ownership, the visual resource would no longer be subject to the direction of the Inyo Forest Land Management Plan.

Under Alternative A, most of the Scenic Area parcels would remain undeveloped under Federal ownership. Parcels having potential recreation development are the 320-acre DeChambeau Parcel, both Clover Parcels and the 140-acre Draper Parcel.

Under Alternative B, a smaller number of acres and parcels within the Scenic Area boundary would be needed to exchange for the 20+ acres as identified in the June Lake Loop Plan. All parcels exchanged into public ownership would result in the same consequences as identified under the 90-acre alternative. The ones that would remain in private ownership would be affected the same as described under Alternative C. It is not known at this time which parcels within the Scenic Area would be offered for exchange.

The non-Federal lands proposed for Federal acquisition under Alternative A and B have beneficial uses as wildlife habitat. Numerous springs and stream corridors would be acquired within the exchange parcels. Riparian habitat and water sources would be obtained for Federal ownership and management within the Scenic Area boundary.

Alternative A would result in an opportunity to acquire approximately 85 acres of wetland habitat that could be managed primarily for wildlife emphasis under the Scenic Area management direction. Benefits to wildlife would increase on all parcels acquired and management would be consistent with adjacent Federal lands. Opportunities would exist for vegetation enhancement, improvement of riparian habitat and controlled recreation use.

Alternative A would allow the Forest Service to administer grazing on lands within the Scenic Area that are currently grazed under private ownership. This would provide the opportunity to administer lands in a manner compatible with adjacent National Forest system lands under the Scenic Area direction and guidelines. This alternative would result in a net increase in the grazing capacity administered by the Forest Service. Options available for grazing will be determined by the Environmental Impact Statement and Comprehensive Management Plan for the Mono Basin National Forest Scenic Area.

The effects of Alternative B on wildlife habitat in the Scenic Area would depend on which parcels were included in the exchange. The DeChambeau, Clover, Draper and Boy Scout-Log Cabin Parcels have the greatest value for wildlife. If these parcels were acquired, the opportunities to enhance wildlife habitat in the Scenic Area would be fairly similar to those found under Alternative A. The exclusion of any of these parcels from the exchange would result in less acres of riparian habitat and therefore fewer habitat management opportunities.

The effects of Alternative B on the grazing resource would also depend on which parcels were acquired. The acquisition of the DeChambeau, Clover and Draper Parcels would result in the most significant changes in current grazing practices. Acquisition of any of the other proposed parcels would result in minimal changes in current grazing practices. This alternative would result in a net increase in grazing capacity administered by the Forest Service, but would be significantly less than under Alternative A.

Under Alternative C the Rodeo Grounds would remain in its current condition. The area would continue to function as summer habitat for small numbers of deer. The aspen grove would provide relatively undisturbed fawning cover as well as nesting sites for riparian species such as the red-breasted sapsucker. Opportunities to enhance wildlife habitat on the non-Federal parcels would be foregone if they remain in private ownership, or would require cooperation from the landowner. This could be especially critical on the DeChambeau Parcel where recent emphasis has been on grazing rather than wildlife uses. The Forest Service would not have the opportunity to manage dispersed recreation on these parcels in a manner that would reduce impacts to wildlife and other ecological values.

Opportunities to manage grazing practices on several parcels within the Scenic Area would be foregone.

Under Alternative C, No Action, the Rodeo Grounds parcel would essentially remain in its current condition. The foreground strip along the north side of Highway 158 would appear as open space. The remaining acres would also be general open space with existing visual impacts of roads and transmission lines.

The visual impacts generated on the private land parcels within the Scenic Area if they remain in private ownership will vary according to which land use category is applicable under the Private Land Guidelines and the Scenic Area Management Plan. The three land use categories are Natural, Developed and Relict. None of the parcels are located in the Relict category. The Lundy and the two Draper Parcels lie in the Developed Zone and the rest are all located in the Natural Zone. Lundy and the Draper parcels would be available for certain types of development which could include private homes and recreational facilities. These facilities could create visual impacts that are not currently present. Parcels located in the Natural Zone would not be allowed to be developed unless there is already development that would be replaced. Parcels containing improvements are the 320-acre DeChambeau property, the Log Cabin-Boy Scout and Clover Parcels. Thus, the visual quality would remain as is or be improved if current developments were removed and not replaced.

I. CULTURAL RESOURCES

Since Site 05-4-590 has subsequently been excluded from the parcel, it will not be directly affected by any alternative. However, indirect effects may result from increased human traffic in and around the meadow during any proposed development within the Rodeo Grounds parcel. Potential effects include surface erosion, casual displacement and removal of archaeological material.

Potential improvements to the transportation system, such as reconstruction of Road 1S58G, would be a probable future impact on the cultural property. Mitigation measures would be proposed and significant effects would be addressed at the time specific development proposals are known.

The Section 106 review process requires that project effects be considered for historic properties eligible for inclusion in the National Register. Both evaluation of eligibility and assessment of effects are done in consultation with the State Historic Preservation Officer. The Forest Service finds Site 05-04-590 to be eligible for the National Register of Historic Places. Mitigation of potential impacts may include restricting access by fencing and signing.

Although the private parcels proposed for exchange within the Scenic Area have not been inventoried for cultural resources, an archaeological inventory would be scheduled for newly-acquired parcels in Federal ownership.

J. RECREATION

Under Alternative A, the Rodeo Grounds could be developed to serve additional visitors and provide year-round recreational opportunities. This would be accomplished to a lesser extent under Alternative B, because

approximately seventy more acres would be retained in Federal ownership, primarily as open space. A loss of open space and opportunities for dispersed recreational activities could result under either Alternative A or B.

Increased use of the Gull Lake boat launch site could result from proposed development in either Alternative A or B. The close proximity of this facility to the Rodeo Grounds parcel could create additional day use at the lake. Public access through the parcel to the boat launch and picnic area at Gull Lake will be retained by the government with a floating easement for a road.

The June Lake Loop General Plan update will include a recreational element that addresses both private and Federal recreation opportunities and will recommend management direction for lands within the June Lake Loop.

K. LAND USES AND PLANNING

Alternative A would provide the opportunity for the greatest potential development and expansion of community facilities within the allowable guidelines of the June Lake General Plan. Some potential for expansion and additional support facilities would be realized under Alternative B, but significantly less acreage would be available for private ownership and development. No private land base would be acquired for community development in Alternative C.

Additional Federal lands would be added to the Public Domain under Alternatives A and B. These parcels would be taken out of the private land base and management direction would be developed in the Comprehensive Plan for the Mono Basin National Forest Scenic Area.

Conveyance of the land under Alternative A would include interest in Forest Development Road 2S27 into private ownership. There would be no change in Forest Service interest in the road under Alternative A and Alternative C.

L. HAZARDOUS MATERIALS

Under Alternative A, MMSA would incur all the costs to evaluate and clean-up the hazardous materials concerns on the Log Cabin Mine parcel. Such work would be done to the extent necessary to provide the Forest Service with reasonable assurance that the hazardous materials concerns (identified under Part L, AFFECTED ENVIRONMENT) have been adequately mitigated, and that there is no need for further hazardous materials evaluation and clean-up.

It is uncertain whether the Log Cabin Mine parcel would be one of the non-Federal parcels offered to the United States in exchange for the Federal lands described under Alternative B. If it was, MMSA would conduct the same hazardous materials evaluation/clean-up activities as identified above for Alternative A. If it weren't one of the offered parcels under Alternative B, MMSA would retain title to it and would be bound only by State and local laws/regulations with respect to the storage/clean-up of hazardous materials on private property.

The exchange proponent would definitely retain title to the Log Cabin Mine under Alternative C, and would definitely be subject to State/local law with regard to hazardous materials storage and clean-up on private property.

1. Containerized Materials

Included in this category are one large (10,000+ gallon) above-ground fuel storage tank, numerous bottles/cans/boxes of chemicals/chemical compounds in the mine's old assay lab building, numerous barrels and drums full/partially full of fuel, oil, grease, and other petroleum-based products, several drums/barrels of unknown substances which are likely hazardous, spray cans, small bags of sulfur, old automobile batteries, etc.

Another potential concern in this category is the existence of the mine's old "powderhouse" which could contain explosives or other hazardous materials remnant from the active days of mining on the property.

2. Spill Areas

There exists approximately 10 areas adjacent to the property's mill building and below the large fuel storage tank where petroleum-based and other types of hazardous materials have either been spilled or intentionally dumped. These areas are obviously marked by the remnant staining of the soil which these materials have contaminated.

3. Mine Shaft Effluent

When this property was being actively mined, a horizontal shaft was driven from a point downslope from the mill buildings into the underground workings. The shaft was designed to drain the workings of water, and it continues to do so today. It drains varying amounts of water from the mine into the steep, narrow drainage below the mill buildings. The quality of this water is unknown, but it may contain heavy metals or other hazardous contaminants commonly found in such drainwater at many mine sites.

An evaluation of the presence and extent of hazardous materials and the cost associated with their clean-up are liabilities which either need to be mitigated by the landowner prior to conveying the Log Cabin property to the United States, or must be accounted for in the appraised value of the parcel. In this particular case, the landowner has offered to incur the costs of site evaluation and clean-up of the hazardous materials as a prerequisite to the land exchange, and they will not be accounted for as liabilities in the appraisal of the parcel's fair market value.

No hazardous, or potentially hazardous, materials have been found on any of the other Federal or non-Federal parcels being considered in this proposed land exchange case.

<u>Envir. Component</u>	<u>Alternative A</u>	<u>Alternative B</u>	<u>Alternative C</u>
Visual Resources	Retention of visual resources in Scenic Area parcels. No effects to adjacent Nat'l Forest lands.	Retention of scenic resources in portions of the Scenic Area. No effects to adjacent Nat'l Forest lands.	No change from current visual condition.
Cultural Resources	Significant sites are excluded from exchange. No effects are anticipated.	No effects are anticipated. Significant sites are excluded from exchange.	No additional disturbance from present.
Recreation	Additional visitor-uses provided. Some impacts from concentrated development may occur.	Approx. 70 acres retained for dispersed recreation. Slight effects to recreation atmosphere could occur.	Existing uses maintained. No new opportunities provided.
Land Uses and Planning	Expand private land base of the June Lake Loop	Expand private land base by 20 acres in J. Lake.	No expansion of private land base.

COMPARATIVE SUMMARY OF ENVIRONMENTAL EFFECTS

The following chart displays the comparative effects of each alternative on the environmental components.

<u>Environmental Component</u>	<u>Alternative A (90.26 acres)</u>	<u>Alternative B (app. 20 acres)</u>	<u>Alternative C (No Action)</u>
Proposed Parcels	1,845 add. acres of Fed. land acquired.	Add. acres of Fed. land gained, but 22% of the value of Alternative A.	No change from present.
Ownership Patterns and Land Values	Significant reduction in pvt. inholdings in Scenic Area. No anticipated change in value.	Some reduction in pvt. inholdings, in Scenic Area, but less than Alt A. No change in land value.	No change in ownership in Scenic Area. No change in land value.
Vegetation	Opportunity to obtain parcels with sensitive plants.	Opportunity to obtain parcels with sensitive plants, but signi- ficantly less than Alt A.	No change from present. No opportunity to obtain parcels with sensitive plants.
Wildlife and Range Habitat	No significant effect on deer migration. More land acquired by USFS for grazing and wildlife hab.	No significant effect on deer migration. Less land acquired by USFS for grazing and wildlife hab.	No change in deer migration habitat. No land added to Federal ownership.
Watershed, Hydrology, and Soils	Additional stream and spring habitat gained by USFS. 85 acres of wetlands acquired. Minimal effects to soil and surface layer.	Less stream and water habitat acquired than Alt. A. Some add. wetlands obtained. Minimal effects to soils.	No change in water resources. No streamcourses or wetlands obtained. No change in soil resources.
Air Quality	No significant changes or effects.	No significant changes or effects.	No change from present.
Fisheries	Additional habitat acquired.	Additional habitat acquired, but less than Alt. A.	No change from present. No add. habitat acquired

APPENDIX "B"

DISCUSSION OF PUBLIC COMMENTS RECEIVED DURING SCOPING PROCESS

The following public comments were received during meetings concerning the proposed Rodeo Grounds land exchange. None of the comments were considered to be significant issues in the exchange analysis.

1. Comment: Utilize studies where practical (ie: from June Mt. Dev. Plan) from previous surveys and project files when analyzing effects of exchange proposal.

Response: Previous studies will be incorporated where available and appropriate. Wildlife and sensitive plant species surveys for June Mountain Ski Area and Rodeo Meadows have been utilized.

2. Comment: What will be the impacts of development on other federal facilities?

Response: Specific development proposals are unknown at this time and impacts to Federal facilities and resources would be analyzed when specific proposal objectives are made. General development impacts on adjacent recreation facilities are addressed under recreation of the environmental consequences section of this document.

3. Comment: Will there be any deed restrictions or encumbrances put on the exchange property?

Response: The United States will retain "ditches and canals" (under the Act of August, 1890) geothermal rights because the parcel is located within an existing Known Geothermal Resource Area, and a floating easement for an existing access road from State Highway 158 to Gull Lake. Existing rights for powerline easements and Forest Development Road 2S85 will also be recognized as outstanding rights.

4. Comment: Define or track the process following this E.A. in relation to county planning and further analysis.

Response: Specific development proposals will be analyzed in a separate county planning process following this assessment. The June Lake Loop General Plan will guide policy decisions and development within the Rodeo Grounds and provide area specific directives consistent with guidelines established in the Mono County General Plan.

5. Comment: The county process to help facilitate land exchanges needs to be speeded up, improved and expedited.

V. LIST OF PREPARERS AND CONSULTANTS

Board of Supervisors	- County of Mono, Bridgeport, California
Bramlette, Bill	- District Ranger, Mono Lake R.D.
Ellsworth, John	- Recreation Technician, Mono Lake R.D.
Felando, Tom	- Forest Hydrologist, USFS Supervisors Office
Hargis, Tina	- Wildlife Biologist, Mono Lake R.D.
Harvey, Heather	- Planner, USFS Supervisors Office
Karstaedt, Randy	- Lands/Realty Specialist, USFS Supervisors Office
Murray, Rick	- Lands Assistant, Mono Lake R.D., Team Leader/Writer
Rickford, Ted	- Landscape Architect, USFS Supervisors Office
Taylor, Tim	- Consultant, Wildlife Biologist
Upham, Nancy	- Scenic Area Manager, Mono Lake R.D.
Woolfenden, Wally	- District Archaeologist, Mono Lake R.D.

VI. REFERENCES

Archaeological Research Services, 1987. Cultural Resources Inventory of the June Mountain Ski Area Expansion, Mono County, California, October 1987, 35pp.

Bagley, M. 1988. Sensitive Plant Species Survey for June Mountain Ski Area and Rodeo Meadows, Inyo National Forest, Mono County, CA., January 1988, 29pp.

Mono County, 1974. June Lake Loop General Plan, Mono County, California, October, 1974, 128pp.

Taylor, T.J. 1988. Rodeo Grounds Deer Migration Study - Fall 1988, 20pp.

Taylor, T.J. 1987. Rodeo Grounds Wildlife Study - August 1987, 19pp.

USDA, Forest Service, 1988. Inyo National Forest Land and Resource Management Plan, 317pp.

VII. APPENDIX

- A. Scenic Area Parcels Description
- B. Discussion of Public Comment Received
- C. Watershed, Hydrology and Soils Information for Scenic Area Parcels
- D. Visual Resource Information for the Scenic Area Parcels

APPENDIX "C"

WATERSHED, HYDROLOGY AND SOILS INFORMATION FOR THE SCENIC AREA PARCELS

The affected watershed and hydrology resources within the Mono Basin National Forest Scenic Area parcels are summarized as follows:

There are numerous springs occurring on the DeChambeau Parcel (12A), including a thermal spring in the eastern portion. The water quality is good for the cold water springs while the thermal springs have elevated levels of Total Dissolved Solids. All the water is suitable for the beneficial uses of the wildlife, irrigation and aquatic resources. There is a water rights decree associated with the parcel. Water is conveyed to the parcel from Wilson Creek. The decree of Nov. 30, 1914, allocated 12.6 cfs to the Dechambeau property but the water is subjected to prior rights upstream of 43 cfs. The average long term mean flow in Mill Creek is approximately 30 cfs, meaning that the water is available from Mill Creek (which is the source of the Wilson Creek water) to the parcel on most years only for approximately 3-4 months out of the year.

On the other Dechambeau Parcel, 12B, Wilson Creek flows through the northwestern corner. Approximately 200 feet of stream crosses the land. There is no recent evidence that water has been used from the stream in this parcel. Riparian water rights could be asserted on a small part of the parcel of land if a need arises. The pumice soils are very coarse in nature and allow for infiltration of any precipitation.

There are no perennial or ephemeral streams on the Vogel Parcel. The granitic soils are very coarse in nature and allow for infiltration of any precipitation landing on the area. The slope of the land is steep (20%+) and there is no evidence of runoff from the parcel.

Approximately 1.8 miles of the stream flows through the Draper Parcel. A return channel goes through the northwest portion of the parcel delivering water from the powerhouse back to the creek in some years. Riparian water rights could be asserted on the parcel of land if a need arises. The very coarse pumice and granitic soils allows for infiltration of any precipitation which may occur. There is no recent evidence that the parcel had been using water from the stream.

Mill Creek flows for approximately 1200 feet through the northern part of the Lundy Parcel. There is no recent evidence that the parcel has been using water from the stream. Riparian water rights could be asserted on a small part of the parcel of land if a need arises. The pumice soils are very coarse in nature and allow for infiltration of any precipitation.

The Siverson, M. Charle, Simpson and D. Charle Parcels also have no perennial or ephemeral streams. The pumice soils are very coarse in nature and allow for infiltration of any precipitation.

Response: The degree to which the county expedites its input into land exchange proposals is not within the scope of this analysis. The County's role in Federal land exchange processes has not been shown to prolong that process in any way.

6. Comment: What will be the future of the individual Scenic Area parcels acquired by the Forest Service, especially relating to water and irrigation issues (ie: wildlife ponds on DeChambeau Parcel)?

Response: Management direction on acquired parcels will be made in the Mono Basin National Forest Scenic Area Comprehensive Management Plan or in subsequent planning efforts identified in said plan.

APPENDIX "D"

VISUAL RESOURCE INFORMATION FOR THE MONO BASIN SCENIC AREA PARCELS

The following visual resource descriptions detail the inventoried areas for the Scenic Area parcels.

DECHAMBEAU - 320 ACRES - Located northeast of Black Point and south of Highway 167 this site includes the remains of the DeChambeau Ranch and its various improvements (buildings, canals, ponds, pastures, and roads). The site is relatively level with about half of it irrigated pasture land and riparian vegetation along with hot spring fed ponds. The remaining land is brush covered. All of the ranch is seen in middleground from Highway 167. The main portion including the ranch area, pastures and ponds are inventoried variety class A with a VQO of Retention. The brush covered areas on the north, west and south sides are variety class C with an inventoried VQO of Partial Retention. The draft plan specifies the pond area in a Limited Development prescription which includes visual direction of a Retention VQO. The rest of the area is in the General Use Prescription which calls for a Partial Retention or better VQO in middleground zones. The VAC for the parcel is moderate. The EVC is type IV with many disturbances evident. All of the irrigated pastures, riparian, and pond areas are significant visual features.

DECHAMBEAU - 160 ACRES - This parcel lies due west of Black Point and north of Mono Lake one mile. It has undulating terrain on the west slope of Black Point and is totally covered by brush. Wilson Creek cuts across the northwest corner. It is mostly inventoried variety class B because of slope with the west edge variety class C. It is mostly seen in middleground with some background as seen from Highways 395 and 167, both two plus miles away. The inventoried VQO is Partial Retention, however as the draft plan identifies this area to be managed with the Limited Development Prescription the VQO would be Retention. The VAC is low and the EVC is type I and II with only a minor road bisecting the site. There are no significant visual features on this parcel, however the entire parcel is seen as part of the Black Point formation.

VOGEL - 40 ACRES - This parcel lies west of Highway 395 on extremely steep terrain and vegetated with a heavy stand of pinyon pine and brush. It is mostly variety class B (common) and seen in middleground from Highway 395. The northeast corner of the property is seen as foreground and is variety class A. The foreground portion has an inventoried VQO of Retention and the middleground portion has a VQO of Partial Retention. The middleground portion is in the No Development prescription zone with a Retention VQO direction. The foreground area is in a developed recreation prescription, also with a Retention VQO in foreground. The VAC is low in the foreground zone and moderate in the middleground zone. The EVC is type I in the upper portion to type IV in the foreground zone which includes a 55kv powerline and associated access road. The total parcel is of moderate visual

significance when viewed as part of the total escarpment backdrop on the west edge of Mono Lake.

DRAPER - 77 ACRES - Located directly east of Highway 395 and south of Mono City, this parcel is highly visible from both viewpoints. The north half includes approximately 3/4 miles of the Mill Creek corridor. The south half is flat, brush covered land that has been partially cleared for a proposed housing development in the past. This parcel is also outside of the existing Forest and scenic area boundary and has not been inventoried. As with the Lundy parcel, the Mill Creek section would be variety class A with a Retention VQO and the south half variety class C with a Partial Retention VQO. Much of this particular area would be seen in the foreground from Highway 395, Mono City and the Mill Creek stream corridor. There is no prescribed visual direction for this parcel. The VAC has not been inventoried and the EVC would be a type IV, because of the vegetative clearing. The Mill Creek drainage would be a significant visual feature.

DRAPER - 125.1 ACRES - This portion of the Draper land is located inside the Forest and Scenic Area boundaries. It is due west and adjacent to Highway 395 and south and east of the Lundy Canyon road, including all of the road's right-of-way within the parcel. Mill Creek bisects the south east half. The entire parcel lies in the foreground zones of both highways and the stream corridor, with variety classes of A along the stream and B on the north half. The inventoried VQO is Retention throughout. The Draft Scenic Area Plan prescription is in the General use zone category with a Partial Retention or better VQO. Most of the parcel has a moderate VAC with a low VAC immediately adjacent to the two highways. The EVC is type IV in most of the parcel with roads and canals evident throughout. Mill Creek would be considered a significant visual attraction.

LUNDY - 160 ACRES - This parcel lies one mile east of Highway 395 and directly south of Mono City. Most of the area is flat, brush covered land with some roads, while the northern 40 acres includes approximately 1/4 mile of Mill Creek and the adjacent draw. The area is visible from Highway 167 two miles to the north and from much of the Mono City development. This parcel is located outside the Forest boundary and has not been inventoried. However, to be consistent with surrounding lands the Mill Creek portion would be a variety class A and inventoried as Retention and the remainder variety class C and inventoried Partial Retention. The whole unit is seen in middleground from key viewpoints. However, the north Mill Creek portion is seen as foreground from Mono City. The Draft Scenic Area Plan has not prescribed direction for this area as it is presently outside the scenic area boundary. The VAC has not been inventoried and the EVC is type II to III as determined by aerial photos. Only minor disturbances in the form of dirt roads are present. Mill Creek would be considered a visual feature in this area.

D.CHARLE, SIVERSON, M.CHARLE, SIMPSON - 320 ACRES - These four parcels lie just south of Highway 120 and west of north Mono Craters. The terrain is flat and mainly cover with brush. They are inventoried variety class C (monotonous) with the north half in the foreground zone of Highway 120 and the south half in the middleground zone as seen from Highway 120. The inventoried VQO is Partial Retention throughout. The plan places these parcels in a general use zone with a VQO of meeting partial Retention or

better. The VAC for the area is low on the north half and moderate on the south half. The EVC is type II to IV with disturbances including one large corral area and many roads in the eastern half. There are no significant visual features.

ST. VINCENTS - 32.7 ACRES - These two parcels consist only of lands within two 40 acre tracts that are within the Scenic Area. Located along Highway 167 north of Mono Lake, about 8 miles east of Highway 395, its slopes are gentle with brush and scattered pinyon pine as the predominate vegetation. The parcels are inventoried variety class C, and are located in the foreground zone of Highway 167 and have an inventoried VQO of Partial Retention. The Land Management Plan has these parcels in the General Use Zone prescription, which provides direction for a Partial Retention or better VQO. The VAC is low and the EVC would be type II, to type IV along the highway. There are no significant visual features on these parcels.

CLOVER (NORTH PARCEL) - 320 ACRES - Located just south of where Rush Creek enters Mono Lake this parcel consists of broken rolling terrain, mostly brush-covered. Approximately 3/4 mile of the Rush Creek corridor is included in this parcel. Key viewpoints are from the lakeshore road (Test Station Road) with almost all of the parcel within the foreground zone. About 25 acres is seen as middleground. Approximately 240 acres are inventoried variety class A (distinctive) with the rest variety class C (monotonous). The north 240 acres were inventoried Retention and the south 80 acres were Partial Retention. The Draft Scenic Area plan would place most of the parcel in limited development with a Retention VQO with a corridor of development zone prescription along the lakeshore road that calls for Retention in the foreground and Partial Retention or better in the middleground zone. The VAC for almost all of the parcel is low. The EVC for the parcel ranges from type II (minor disturbance) to type IV (moderate) with some significant disturbances, namely roads. Rush Creek would be considered a significant visual attraction.

CLOVER (SOUTH PARCEL) - 120 ACRES - Located adjacent to and includes approximately 1/4 mile of Rush Creek one mile east of Highway 395 and two miles south of Mono lake. The parcel is equally divided between meadows, stream courses, and riparian vegetation and sagebrush. The terrain is broken and is accessible via a dirt road from Highway 395. Key viewpoints are from the Rush Creek corridor and Highway 395. Approximately half of the area is visible from Rush Creek and is seen as foreground from a sensitivity level 2 use zone. If fishing use and other recreational activities increase along Rush Creek in the future this will change to a sensitivity level 1 zone. This corridor is variety class A. The west half of the parcel is inventoried variety class C and is seen in middleground from Highway 395. The whole parcel is currently inventoried with a Partial Retention VQO. The eastern half, or the Rush Creek Corridor portion, has a limited development prescription in the Draft Scenic Area Plan and would carry a Retention VQO. The western portion is placed in a developed prescription which calls for Retention in the foreground and Partial Retention or better in the Middle ground zone. The VAC for the parcel is low and the EVC is type III with a minor amount of type IV which indicates some disturbances, primarily roads and access. The Rush Creek corridor and the meadow areas would be considered significant visual features.

Rush and Walker Creeks flow through the Clover Parcel (2B) for approximately 1,800 feet. A fault traverses the western portion of the parcel. Along the fault, water is upwelling and creating a lush riparian zone. There is extensive subirrigated acreage on this parcel associated with the fault and the two creeks. Riparian water rights could be asserted on the parcel of land if a need arises. The very coarse pumice and granitic soils allows for infiltration of any precipitation which may occur on the non-subirrigated lands of the parcel.

On the other Clover Parcel identified as 2A, Rush Creek flows for approximately 4,000 feet. The riparian zone associated with the stream is in very poor condition due to many years of diversion and the high runoff events of 1969, 1982, 1983 and 1986. Riparian water rights could be asserted on the parcel of land if a need arises. The very coarse pumice and granitic soils allow for infiltration of any precipitation which may occur on the non-subirrigated lands of the parcel.

There is a small stream and numerous springs which exist on the Long Cabin Parcel. These springs and stream support a lush riparian community. The area receives approximately 20 inches of precipitation annually. Approximately 25% of the runoff occurs during the spring, while the rest is used by the vegetation of the area or percolates to the water table and supports the numerous springs in the area. The soils are deeper than 60 inches and is derived from granitic bedrock and metamorphic rock. The texture is coarse so overland flow is rare on the site. The water table is at the surface in the riparian zones and greater than 10 feet in the other areas. Riparian water rights could be asserted on the parcel if needed.

Loomis, Shipley, and St. Vincent parcels have no perennial or ephemeral streams. The pumice soils are very coarse in nature and allow for infiltration of any precipitation.

LOG CABIN/BOY SCOUTS - 68 ACRES - This parcel consists of 3 patented claims located just outside the western boundary of the Scenic Area on what is known as Warren Bench. The area is vegetated with a heavy stand of lodgepole pine at approximately 9500 elevation. Much of the parcel has been heavily disturbed with past mining activity and many structures still occupy the site. The area is inventoried as variety class A and as foreground along a sensitivity level 2 road. It is also seen as back ground from some sensitivity level 1 viewpoints and thus has an inventoried VQO of Retention. The plan has not identified a prescriptions around it as it is outside of the Scenic Area. However, the prescriptions around it are No Development and Limited Development and both carry Retention VQO direction. The VAC would be high to moderate. The EVC would be type V on much of the site because of the major mining disturbances. The whole area could be called visually significant. The mining activity also holds much visual interest historically.

LOOMIS - 160 ACRES - Located on the north side of State Highway 120 southeast of Mono Lake this parcel is flat with brush species only. It is seen as middleground from Highway 120 approximately four miles to the south, and from the four-wheel drive road around the lake one mile to the north. Variety class is C (monotonous) and the inventoried VQO is Partial Retention. The proposed Scenic Area Plan places this parcel in the limited development zone with a VQO of Retention. The visual absorption capability (VAC) is moderate. The existing visual condition (EVC) is type II or very minor disturbances. There are no significant visual attractions on this parcel.

SHIPLEY - 32 acres - This parcel lies adjacent to the relict lands along the eastern shoreline of Mono Lake. Because of its close association with relict lands, it is inventoried variety class A and is located in the foreground zone of the four-wheel drive road around the east side of the lake. The area is entirely brush covered. The inventoried VQO is Retention and stays Retention as the area is located in a proposed No Development zone. The VAC is low and the EVC is type III with some minor roads going through the area. There are no significant visual features on the site.

APPENDIX E

MONO COUNTY BOARD OF SUPERVISOR'S RESOLUTION
SUPPORTING RODEO GROUNDS EXCHANGE



RESOLUTION NO. 89-08
BOARD OF SUPERVISORS, COUNTY OF MONO

SUPPORT OF RODEO GROUNDS LAND EXCHANGE

WHEREAS, the United States Department of Agriculture, Inyo National Forest, has under consideration a proposal to exchange 89.9 +/- acres of National Forest System Lands near the community of June Lake, California for approximately 1,925 +/- acres of private lands within and adjacent to the Mono Basin National Forest Scenic area; and

WHEREAS, the proponent of the exchange is Mammoth Mountain Ski Area, Inc., and the exchange has become known as the "Rodeo Grounds Land Exchange;" and

WHEREAS, the Rodeo Grounds Land Exchange will convey ownership of an irregularly shaped 89.9 +/- acre parcel of National Forest Land just west of Gull Lake and across from the June Mountain Ski Area to Mammoth Mountain Ski Area, Inc. in exchange for eighteen (18) individual parcels consisting of a total of 1,925 acres, all of which are within or adjacent to the Scenic Area; and

WHEREAS, in accordance with existing and proposed policies of the June Lake Loop General Plan, the development of the Rodeo Grounds exchange area shall be governed by a specific plan prepared for the West Village/Rodeo Grounds area; and

WHEREAS, the proposed exchange will expand the private land base of the June Lake Loop, thereby providing land for community expansion and needed community facilities; and

WHEREAS, the proposed exchange has excluded the environmentally sensitive Rodeo Meadow area and visually sensitive areas within the Gull Lake viewshed, and necessary environmental studies will be required by the County prior to development of the Rodeo Grounds

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The foregoing instrument is a full, true and correct copy of the origination file in this office.

Attest Nancy Wells, 1989
NANCY WELLS, Clerk of the Board of Supervisors in and for the County of Mono, State of California.

Jodi Jensen - Deputy Clerk
Signature

RESOLUTION # 89-08
BOARD OF SUPERVISORS
COUNTY OF MONO

1 NOW, THEREFORE, BE IT RESOLVED that the Mono County Board
2 of Supervisors hereby supports the Rodeo Grounds Land Exchange,
3 as presented by Forest Supervisor Dennis Martin in his letter
4 dated December 15, 1988.

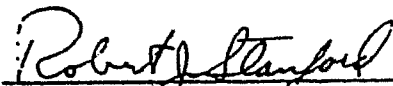
5 PASSED AND ADOPTED this 10th day of January, 1989,
6 by the following vote of the Board of Supervisors, County of Mono:

7
8 AYES: Supervisor Stanford, Paranic, Rake, Reid, Lawrence

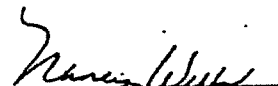
9 NOES: None

10 ABSENT: None

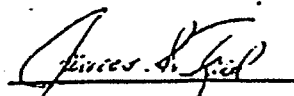
11 ABSTAIN: None

12
13 
14 ROBERT J. STANFORD, CHAIRMAN
15 BOARD OF SUPERVISORS
COUNTY OF MONO

16 ATTEST:

17 
18 NANCY WELLS
19 CLERK TO THE BOARD

20
21 APPROVED AS TO FORM:

22 
23 JAMES S. REED
24 COUNTY COUNSEL

25 DATED January 11, 1989
26
27
28
29
30